

Environmental Notification Form

for

Ayer Senior Center

Bishop Road
(Lot 25-23)
Ayer, MA 01432

SUBMITTED TO:

Secretary of Energy and Environmental Affairs
Attention: MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114

Date:

June 30th, 2026

PREPARED BY:

Goddard Consulting LLC
1442 North Main Street
Palmer, MA 01069

PREPARED FOR:

Town of Ayer
Ayer Town Hall
1 Main Street
Ayer, MA 01432

June 30th, 2026

Secretary of Energy and Environmental Affairs
Attention: MEPA Office
100 Cambridge St., Suite 900
Boston, MA 02114

Re: **Request for Review of EENF**
Ayer Senior Center
Bishop Road (Lot 25-23)
Ayer, MA 01432

Dear Reviewer,

On behalf of the Town of Ayer (the Proponent), Goddard Consulting, LLC (the Representative) is submitting this Expanded Environmental Notification Form (EENF) for the proposed construction of the Ayer Senior Center located on Bishop Road (also known as MacPherson Rd) (Parcel ID: 25-23) in Ayer, Massachusetts 01432. The project meets the following review thresholds under 301 CMR 11.03: (2)(b), as it involves greater than 2 acres of disturbance within designated Priority Habitat, and (11)(b), as it includes work within a designated Area of Critical Environmental Concern (ACEC) exceeding one-half acre.

Environmental Justice populations, including language isolation populations, are located within the 1-mile Designated Geographic Area (DGA) of the project site. Due to the presence of these EJ populations and the associated regulatory review requirements, the project will require an Environmental Impact Report (EIR). The project will also require a Conservation and Management Plan/Permit (CMP), and the Proponent and Representative are coordinating with MassWildlife to ensure compliance with applicable requirements.

Accordingly, this EENF is being submitted in support of a Proposed EIR under the EENF/PEIR review pathway. The EIR process will ensure that potential environmental impacts are fully evaluated and appropriately addressed.

If you have any questions, please feel free to contact Goddard Consulting at (508) 393-3784.

Sincerely,
Goddard Consulting, LLC



Steven Riberdy, MS, PWS, CWB, CE, CERP, PSS
Principal Ecologist / Regional Office Manager



Owen Kramer, CESSWI
Lead Wetland Scientist

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Expanded Environmental Notification Form (EENF)

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: _____

MEPA Analyst: _____

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Information

Project Name: Ayer Senior Center	Street Address: 25-23 Bishop Road
Municipality: Ayer	Watershed: Nashua
Universal Transverse Mercator Coordinates: 19T 286719 4715812	Latitude: 42.56526 Longitude: -71.59836
Estimated commencement date: Fall 2026	Estimated completion date: Summer 2027
Project Type: Municipal/Recreation	Status of project design: 80% complete
Proponent: Town of Ayer	Street Address: 1 Main Street
Municipality: Ayer	State: MA Zip Code: 01432
Name of Contact Person: Dan Van Schalkwyk	Firm/Agency: Ayer DPW
Street Address: 25 Brook Street	Municipality: Ayer
State: MA	Zip Code: 01432
Phone: (978) 772-8240	E-mail: dvanschalkwyk@ayer.ma.us
Fax: _____	

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

☒ Yes ☐ No

Is there an Environmental Justice (EJ) population within Designated Geographic Area (DGA)? (see 301 CMR 11.02)? ☒ Yes ☐ No

What is the DGA for the project? ☒ 1 mile ☐ 5 miles ☐ N.A.

If required, when was Advanced Notification sent to the EJ Reference List (see 301 CMR 11.05(4))?

Advanced Notification was sent on 04/14/2026

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:

a Single EIR? (see 301 CMR 11.06(8))

☐ Yes ☐ No

b Rollover EIR? (see 301 CMR 11.06(13))

☒ Yes ☐ No

c Special Review Procedure? (see 301 CMR 11.09)

☐ Yes ☐ No

d Waiver of mandatory EIR? (see 301 CMR 11.11)

☐ Yes ☐ No

e Phase I Waiver? (see 301 CMR 11.11)

☐ Yes ☐ No

Are you otherwise requesting:

f Qualifying housing criteria? (see 301 CMR 11.01(2)(c)1. & 2.)

☐ Yes ☒ No

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF, if required by applicable MEPA protocols.)

Is the project proposed as an Ecological Restoration Project or Ecological Restoration Limited Project under Wetlands Protection Act regulations at 310 CMR 10.00? ☐Yes ☒No

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

11.03(2)(b)2 Greater than 2 acres of disturbance of designated priority habitat.

11.03 (11)(b) Any project ½ or more acres within a designated ACEC.

Which Agency Permits will the project require?

MassWildlife NHESP – Conservation & Management Permit

Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres:

None. The project will be privately financed.

Summary of Project Size & Environmental Impacts	Existing	Change	Total
Land			
Total site acreage	4.19		
New acres of land altered ¹		3.69	
Acres of impervious area	0	1.68	1.68
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
Structures			
Gross square footage	0	13,000	13,000
Number of housing units	0	0	0
Maximum height (feet)	0	35	35
Greenhouse Gas (GHG) emissions (tpy) ²		35.04	
Transportation			
Vehicle trips per day	0	250	350
Parking spaces	0	103	103
Wastewater			
Water Use (Gallons per day)	0	1695	1695
Water withdrawal (GPD)	0	1695	1695
Wastewater generation/treatment (GPD)	0	1695	1695

¹ All land alteration, as well as all wetlands alteration and tidelands use, should be reported in this table, even if the project site is previously developed and/or the project is considered “redevelopment.”

² The estimate of GHG emissions can be generated by inserting building type and square footage into the MEPA Emissions Footprint Estimation Tool, available [here](#). This is intended to be an estimate based on conservative assumptions for fuel usage, and should be updated if full GHG analysis is provided for the project.
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Length of water mains (miles)	0	0.4	0.4
Length of sewer mains (miles)	0	0	0

Is the project located within a [mapped FEMA floodplain](#) (100-year or 500-year)?
☐ Yes ☒ No

1. What flood zone(s) is the project located in?
2. Has a base flood elevation(s) (BFE) been determined by FEMA? Yes No If yes, list the elevation(s):
3. What is the FEMA FIRM Panel number(s) and effective date(s) for the project site? **25017C0203F eff. 07/08/205** (print and attach, as part of required attachment #4, a FEMA FIRMette from the [FEMA Flood Map Service Center website](#))

Has this project been filed with MEPA before?
☐ Yes (EEA # _____) ☒ No

Has any project on this site been filed with MEPA before?
☐ Yes (EEA # _____) ☒ No

General Project Information

All proponents must fill out this section

Project Description:

Describe the existing conditions and land uses on the project site:

The proposed project is located on two parcels owned by the Town of Ayer totaling approximately 76.5 acres and 50 acres along Bishop Road, also known in this area as MacPherson Road. The larger parcel, identified as Lot 25-23, has been subdivided to create a new 3.36-acre parcel (Lot 1) for the proposed senior center (see Appendix D; 03/14/2026). The project area currently consists primarily of upland forest, with portions of previously disturbed upland areas containing wood chips, brush, loam, sediment piles, open sand, gravel, and sandplain grassland habitat. No wetlands are located within or adjacent to the proposed project area. The remainder of the parent parcel consists primarily of northern hardwood upland forest, sandplain grassland, red pine upland forest, forested and emergent wetlands, as well as disturbed areas and existing development associated with the Town's Department of Public Works facility.

The project is located within the Massachusetts Natural Heritage & Endangered Species Program (NHESP) Massachusetts Natural Heritage & Endangered Species Program Priority Habitat of Rare Species (PH 2035) and Estimated Habitat of Rare Wildlife (EH 1300) and also lies within the Squannassit Area of Critical Environmental Concern (ACEC). The proponent has been actively coordinating with NHESP, which determined that the project will most likely result in a Take of rare species habitat. Applicable MEPA review thresholds include impacts to more than 2 acres of Priority Habitat resulting in a Take, as well as projects disturbing $\frac{1}{2}$ acre or more within a designated ACEC. The proponent has submitted draft Conservation and Management Permit (CMP) materials to NHESP, which has indicated that issuance of the CMP is anticipated pending MEPA approval and finalized terms with NHESP.

Describe the proposed project and its programmatic and physical elements:

The proposed project consists of the construction of a new approximately 13,000-square-foot, two-story Senior Center for the Town of Ayer on a newly created 3.36-acre parcel (Lot 1), which was subdivided from the larger Town-owned parcel identified as Lot 25-23 (03/14/2026). The facility will include a café/coffee bar, multipurpose activity spaces, a quiet lounge, commercial kitchen, large gathering and fitness room, reception area, staff offices, wellness room, game and card room, gym with cardio and strength equipment, arts and crafts/maker space, and additional flexible programming areas. Outdoor amenities will include an outdoor patio and recreation area, pickleball courts, ADA-compliant walkways, and associated parking facilities.

In addition to the senior center development, the project includes supporting site infrastructure and utility improvements. This includes a parking lot, stormwater management system, utility connections, a water service connection along Bishop Road to Park Street, and an electrical connection extending to the existing on-site powerline corridor to the south, which will also function as an access drive. The total project disturbance is approximately 4.19 acres. Of this area, approximately 3.19 acres will require tree clearing. No wetlands or resource areas will be impacted by the proposed project.

Construction will proceed in a phased sequence generally as follows:

- Installation of water line to allow water use during site construction.
- Installation of erosion and sedimentation (E&S) controls in accordance with the approved plan prior to the start of construction activities.
- Clearing of trees and grubbing of stumps within the project limits; removal of stockpiled sediment as necessary.
- Grading in targeted areas, including the slope behind the proposed senior center and locations of stormwater swales.
- Construction of gravel access roads.
- Construction of the building foundation and structure.
- Installation of the septic system.
- Installation and connection of water and electrical utilities.
- Construction of the parking lot.
- Construction of pickleball courts.

- Final site stabilization, including placement of loam and seed.
- Removal of E&S controls following establishment of permanent stabilization.

The site is located within Massachusetts NHESP Priority Habitat of Rare Species and Estimated Habitat of Rare Wildlife. Because the project is expected to result in more than 2 acres of impact within mapped habitat, a Take of rare species is anticipated. As part of the project's Conservation and Management Permit (CMP), a portion of the larger parcel is proposed to be permanently protected under a Conservation Restriction. The Conservation Restriction would preserve approximately 8.84 acres of rare species habitat, including 7.34 acres of northern hardwood upland forest and 1.50 acres of forested wetlands.

NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

An alternatives analysis was performed during the conceptual design phase of the project to anticipate and minimize potential environmental impacts while achieving the project purpose. In total, four alternatives were evaluated, including the Preferred Alternative (the proposed project). Brief summaries of each alternative are provided below.

Alternative 1: No Action –

No Action Alternative assumes that the proposed senior center and associated site improvements would not be constructed, and the property would remain in its existing, undeveloped condition. Under this scenario, no land clearing, grading, or construction activities would occur, and the site would continue to function in its current state. There would be no increase in impervious surfaces, no new wastewater generation, and no extension or upgrading of utilities associated with the proposed development.

In addition, the opportunity to place a portion of the project site or adjacent Town-owned land under a permanent Conservation Restriction for the protection of rare species habitat would not be realized under this alternative, and no new conservation protections or habitat preservation benefits associated with the project would be implemented.

The project was also already voted to proceed by the town's residence, and funding has been procured, meaning that if no action occurs now, it causes issues for the town and its ability to represent its residents.

It is also noted that the Town of Ayer currently does not have a dedicated senior center facility. Senior programming and related services are presently conducted in a non-purpose-built space located in the basement of the Ayer Housing Authority, which presents limitations in terms of accessibility, space, and program expansion.

While the No Action Alternative would avoid all short-term construction-related environmental impacts and preserve existing site conditions, it would not advance the project's stated purpose of providing a dedicated, appropriately designed facility for expanded senior programming, recreational opportunities, and related community services.

Alternative 2: Reduced Scale –

The Reduced Scale Alternative would involve construction of a smaller senior center building with a reduced overall footprint, fewer pickleball courts, and a smaller parking area. This approach would decrease the overall limits of disturbance and reduce total impervious surface coverage associated with the project.

While a reduction in building and site size would lower overall stormwater runoff volumes and allow for a

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proportionally smaller stormwater management system, impacts associated with utility connections such as water, sewer, and electrical service would generally remain similar in scope. This is due to the need to maintain baseline service capacities and connections to support essential facility operations regardless of building size.

Although this alternative would provide some environmental benefit through reduced site disturbance, it would also significantly constrain the facility's programmatic capacity. A smaller senior center would limit space for recreational programming, social services, and community gathering areas, thereby reducing the Town's ability to adequately serve both current and projected future needs of Ayer's aging population. In addition, the facility is intended to support regional access, including coordinated bus service for seniors from Ayer and up to 11 surrounding neighboring towns. Reduced building size and parking capacity could limit the ability to accommodate transportation demands and regional participation.

Furthermore, a reduced-scale facility would likely limit opportunities for staffing expansion and associated employment within the Town, including program coordinators, facility management, and support personnel necessary to operate a full-service senior center. Overall, while the Reduced Scale Alternative would modestly decrease environmental impacts, it would compromise the long-term functional, regional, and community-serving goals of the project.

Alternative 3: Alternative Site –

The Alternative Site Alternative would involve locating the proposed senior center and associated amenities on a different parcel, such as an underutilized site with existing infrastructure or another municipal property with a higher degree of prior disturbance. Unlike the proposed site, the Town of Ayer does not currently own the potential alternative parcels, which would likely require acquisition or long-term leasing prior to development.

Development on a previously disturbed site could reduce or eliminate the need for tree clearing and grubbing and may help minimize impacts to undeveloped open space and natural resources. If an alternative location had access to existing municipal sewer infrastructure, it could potentially eliminate the need for an on-site septic system and reduce long-term groundwater discharge concerns. Similarly, proximity to existing water, sewer, and electrical utilities could reduce the extent of off-site utility extensions and associated construction impacts.

However, this alternative also presents several potential limitations. Site acquisition would introduce additional costs, regulatory considerations, and schedule constraints. In addition, available non-Town-owned parcels may be subject to zoning limitations, existing development patterns, or physical constraints such as irregular geometry or insufficient acreage, which could limit the ability to accommodate the full program needs of the senior center, including future expansion, parking, recreational amenities, and regional transportation access. Additionally, the Town has already put in extensive effort and funding into the current design and location.

As a result, while the Alternative Site Alternative may offer certain environmental advantages, it may also introduce significant logistical, financial, and functional constraints that could limit the project's ability to fully achieve its intended community-serving goals.

Alternative 4: Preferred Alternative –

After consideration of the No Action, Reduced Scale, and Alternative Site options, the Proponent has identified the Proposed Project as the Preferred Alternative. This alternative consists of constructing a new senior center facility of approximately 13,000 square feet on two levels, along with associated pickleball courts, parking areas, utility extensions and connections, stormwater management infrastructure, and an on-site septic system at the proposed location. The Preferred Alternative best meets the stated project purpose of providing adequate space for senior programming, community gatherings, recreation opportunities, and related services, while accommodating the Town's current and projected future senior population.

A thriving senior center will support Ayer's older adults in maintaining independence by providing a centralized location for meals, transportation, health education and screening, fitness classes, and a variety

of social, educational, and recreational programs. These services help reduce isolation and loneliness, promote physical and mental well-being, and provide access to critical support services such as food security and financial assistance resources. The proposed facility is intended to better serve the Town's aging population and support aging in place.

The existing Ayer Senior Center is currently located in the basement of the Ayer Housing Authority on Pond Street. This approximately 1,700 square foot space has served the community since the 1980s but is no longer adequate for current or future needs, including limited parking, lack of ADA compliance, insufficient program and office space, no private meeting areas, and the absence of a commercial kitchen.

The proposed 13,000 square foot facility is based on established planning guidance from the Massachusetts Executive Office of Aging and Independence, which recommends 5 to 6 square feet per older adult. The design also reflects projected population growth, stakeholder input, and professional recommendations indicating the need for flexible, multi-use space to accommodate diverse programming needs across all age cohorts of older adults.

Under the Preferred Alternative, the project has been designed to avoid and minimize environmental impacts to the maximum extent practicable. Site disturbance has been limited to necessary areas, stormwater management will be designed in accordance with Massachusetts Stormwater Standards, and the on-site septic system will be designed in compliance with Title 5 requirements. In addition, the project includes the preservation of open space and rare species habitat through the establishment of a permanent Conservation Restriction, providing long-term protection of environmentally sensitive areas adjacent to the development. This alternative provides the most feasible balance of community need, program capacity, and environmental protection.

Note: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

Mitigation measures associated with the Preferred Alternative have been developed to avoid, minimize, and offset potential environmental impacts to the maximum extent practicable while achieving the project purpose. The Senior Center has been purposefully designed as a two-story structure to minimize its development footprint. Although the building will provide approximately 13,000 square feet of interior space, the two-story design reduces the building footprint to approximately 8,000 square feet, limiting impervious surface coverage and preserving additional areas for landscaping and pervious cover.

To offset unavoidable impacts to rare species habitat, approximately 8.84 acres of adjacent land will be permanently protected under a Conservation Restriction as part of the project's Conservation and Management Permit (CMP). The protected area includes approximately 7.34 acres of northern hardwood upland forest and 1.50 acres of forested wetlands and will preserve contiguous habitat, maintain ecological connectivity with nearby protected open space, and be managed in accordance with applicable regulatory requirements to ensure long-term habitat protection.

The project also incorporates a range of best management practices during construction and operation to further reduce environmental impacts. These include implementation of erosion and sedimentation controls, stormwater management systems designed to current regulatory standards, and construction-phase protections such as temporary wildlife exclusion fencing, worker environmental awareness training, and seasonal timing considerations where practicable. Landscaped areas containing new trees, shrubs, and other native vegetation will be established throughout the site to replace portions of the cleared area, provide shade, enhance aesthetics, and help reduce localized heat island effects while improving outdoor gathering spaces and pedestrian connections.

The proposed building will be designed and constructed in accordance with current Massachusetts energy code requirements and will incorporate numerous energy-efficient features to improve sustainability and resilience. The facility will utilize all-electric, high-efficiency Variable Refrigerant Flow (VRF) heat pump

systems, energy recovery ventilation, passive daylighting through north-south building orientation, and Solatube skylights to reduce energy demand and improve occupant comfort. Additional measures include provision for up to ten electric vehicle charging stations, a solar-ready design to facilitate future renewable energy generation, and a high-performance building envelope with continuous exterior insulation and thermal break detailing.

Collectively, these avoidance, minimization, and mitigation measures are intended to reduce the project's environmental footprint, offset unavoidable impacts associated with development, and provide long-term environmental and community benefits.

Areas of Critical Environmental Concern:

Is the project within or adjacent to an Area of Critical Environmental Concern?

☒ Yes (Specify: **Squannassit**)

☐ No

if yes, does the ACEC have an approved Resource Management Plan? ___ Yes **X** No;

If yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC? **X** Yes ___ No;

If yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

The entirety of the project parcel is located within a designated ACEC, meaning stormwater runoff from the site will ultimately occur within the ACEC boundary.

Stormwater runoff generated by the proposed development will be managed in accordance with a designed stormwater management system prepared to meet applicable Massachusetts stormwater standards. The system will include a combination of infiltration-based and flow attenuation practices, including infiltration and detention features, to reduce peak flows, promote groundwater recharge where feasible, and improve water quality prior to discharge. The stormwater design is intended to mimic existing hydrologic conditions to the maximum extent practicable and minimize any increase in runoff volume or rate from the developed site.

Rare Species:

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? (see http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/priority_habitat_home.htm)

☒ Yes (Specify **EH 1300 & PH 2035**) ☐ No

Historical/Archeological Resources:

Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

☐ Yes (Specify _____) ☒ No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources? ☐ Yes (Specify _____) ☐ No

Water Resources:

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site? ___ Yes

X No; if yes, identify the ORW and its location. _____

(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)

Are there any impaired water bodies on or within a half-mile radius of the project site? ___ Yes **X** No; if yes, identify the water body and pollutant(s) causing the impairment: _____.

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission? ___ Yes **X** No

Stormwater Management:

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations: _____

The proposed project will result in the creation of new impervious surfaces associated with the Senior Center building, parking areas, pedestrian circulation, and recreational amenities. Stormwater runoff will be managed through a designed stormwater management system intended to comply with the Massachusetts Stormwater Management Standards. The system will be designed to maintain pre-development hydrologic conditions to the maximum extent practicable and to ensure that post-development peak discharge rates do not exceed existing conditions.

Stormwater from the site will be conveyed through a closed drainage system consisting of catch basins, piping, and treatment/attenuation structures, including an infiltration and detention system with an outlet control structure. These measures are designed to promote infiltration, improve water quality, and reduce peak flows.

A detailed Drainage Report and Stormwater Management Plan, including supporting calculations and system design information, is included in the EENF application materials and is further described in the project narrative.

The proposed project has also obtained a Stormwater Management Permit in accordance with the Town's local stormwater management bylaw (obtained 06/09/2026). The Town's local stormwater management bylaw, and associated regulations, meet and are more stringent in some cases, than the Massachusetts Stormwater Management Standards.

Massachusetts Contingency Plan:

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan?

Yes ____ No X ; if yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome classification): _____

Is there an Activity and Use Limitation (AUL) on any portion of the project site? Yes ____ No X ; if yes, describe which portion of the site and how the project will be consistent with the AUL: _____.

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN?

Yes ____ No X ; if yes, please describe: _____

Soil and Hazardous Waste:

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood: _____

(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)

The project site is currently undeveloped; therefore, no demolition activities will occur. Construction-related solid waste generation will be limited primarily to vegetation clearing (tree removal) and standard construction materials generated during site grading and building construction.

Where feasible, cleared vegetation will be reused or chipped on-site for mulch or erosion control. Construction materials such as asphalt, concrete, metals, wood, and packaging waste will be managed in accordance with applicable waste management regulations and industry best practices, with recycling prioritized to the maximum extent practicable. Remaining non-recyclable materials will be disposed of at appropriately permitted facilities. These measures will be implemented to minimize landfill disposal and promote material reuse and recycling during construction.

Will your project disturb asbestos containing materials? Yes ____ No **X** ;
if yes, please consult state asbestos requirements at <http://mass.gov/MassDEP/air/asbhom01.htm>

Describe anti-idling and other measures to limit emissions from construction equipment: _____

The Proponent will comply with, MGL Chapter 90, Section 16A and the Massachusetts Department of Environmental Protection (DEP) idling reduction regulation (310 CMR 7.11(1)(b)), which both prohibit unnecessary vehicle idling by stating that the engine must be shut down if the vehicle will be stopped for more than five minutes. The Proponent will utilize Ultra Low Sulfur Diesel Fuel in all machines, and will comply with the EPA's Tier 4 emissions limits. Signage will be posted on-site to inform construction personnel and visitors of these idling restrictions.

Designated Wild and Scenic River:

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River? Yes ____ No **X** ;
if yes, specify name of river and designation:

If yes, does the project have the potential to impact any of the "outstandingly remarkable" resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River? Yes ____ No ____ ; if yes, specify name of river and designation: _____;

if yes, will the project will result in any impacts to any of the designated "outstandingly remarkable" resources of the Wild and Scenic River or the stated purposes of a Scenic River.

Yes ____ No ____;

if yes, describe the potential impacts to one or more of the "outstandingly remarkable" resources or stated purposes and mitigation measures proposed.

Attachments:

1. List of all attachments to this document
2. U.S.G.S. map (good quality color copy, 8-½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries.
3. Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities.
4. Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts. For all projects, attach FEMA FIRMette from the [FEMA Flood Map Service Center website](#).
5. Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase).
6. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2).
7. List of municipal and federal permits and reviews required by the project, as applicable.
8. Printout of output report from [RMAT Climate Resilience Design Standards Tool](#).
9. Printout from the EEA [EJ Maps Viewer](#) showing the project location relative to Environmental Justice (EJ) Populations located in whole or in part within a 1-mile and 5-mile radius of the project site.

Land Section

All proponents must fill out this section

I. Thresholds / Permit

- A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1))
___ Yes **X** No; if yes, specify each threshold:

II. Impacts and Permits

- A. Describe, in acres, the current and proposed character of the project site, as follows:

Land Impacts	Existing	Change	Total
Footprint of buildings	0	13,000 SF	13,000 SF
Internal roadways	0	0	0
Parking and other paved areas	0	47,000 SF	47,000 SF
Other altered areas	0	2.42 acres	2.42 acres
Undeveloped areas	4.19 acres	-3.69 acres	0.5 acres
Total: Project Site Acreage	4.19 acres	0	4.19 acres

- B. Has any part of the project site been in active agricultural use in the last five years?
___ Yes **X** No; if yes, how many acres of land in agricultural use (with prime state or locally important agricultural soils) will be converted to nonagricultural use?
- C. Is any part of the project site currently or proposed to be in active forestry use?
___ Yes **X** No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a forest management plan approved by the Department of Conservation and Recreation:
- D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?
___ Yes **X** No; if yes, describe:
- E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?
___ Yes **X** No; if yes, does the project involve the release or modification of such restriction? ___ Yes ___ No; if yes, describe:
- F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A?
___ Yes **X** No; if yes, describe:
- G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B?
- H. Yes ___ No **X**; if yes, describe

III. Consistency

- A. Identify the current municipal comprehensive land use plan
Title: **The Great Junction – Town of Ayer Master Plan** Date **2017**
- B. Describe the project's consistency with that plan with regard to:
- i) Economic development

The project supports community investment and local economic vitality through the development of a modern municipal facility. The Senior Center will create both short-term construction employment and long-term municipal and programmatic positions, while

also supporting local service providers and contractors. In addition, the facility will help retain and attract residents by improving quality-of-life amenities for Ayer's aging population.

ii) Adequacy of infrastructure

The project is consistent with the Master Plan's goal of efficiently utilizing and enhancing existing infrastructure. The site will be served by tying into existing utility systems, including water and electrical service connections, and will incorporate appropriate stormwater management infrastructure designed to current Massachusetts standards. The project also includes roadway access improvements, the potential for solar, and EV charging infrastructure, supporting modern transportation and utility needs. Notably, *The Great Junction* specifically identified the development of a new senior center as a community goal, and the proposed project directly advances that identified need.

iii) Open space impacts

While the project will result in the development of approximately 3 acres of existing vegetated land, it incorporates significant mitigation through the permanent preservation of approximately 8.84 acres under a Conservation Restriction. This conservation land will protect contiguous upland and wetland habitat, maintain open space connectivity, and preserve ecological functions consistent with Master Plan goals for conservation and natural resource protection.

iv) Compatibility with adjacent land uses _____

The proposed Senior Center is compatible with surrounding land uses, which include residential, institutional, and natural/open space areas. The scale, design, and municipal function of the facility are consistent with community-serving uses and are not expected to generate incompatible noise, traffic, or operational impacts. The project is designed to integrate with the surrounding area through landscape buffering, stormwater management, and pedestrian-oriented site design.

C. Identify the current Regional Policy Plan of the applicable Regional Planning Agency (RPA)

RPA: **Montachusett Regional Planning Commission**

Title: **Montachusett Regional Strategic Framework Plan** Date 2011 _____

D. Describe the project's consistency with that plan with regard to:

i) Economic development

The project is consistent with the Regional Policy Plan's goals of supporting community investment and strengthening regional quality of life. The proposed Senior Center will provide both short-term construction employment and long-term municipal job opportunities, while enhancing access to community services for the region's aging population. The facility also supports local economic stability by improving amenities that contribute to resident retention and community vitality.

ii) Adequacy of infrastructure

The project is consistent with regional planning objectives related to efficient use of existing infrastructure and sustainable development. The site will be served by existing water, sewer, and electrical systems, with necessary utility upgrades and connections incorporated into the design. The project also includes stormwater management systems designed in accordance with current Massachusetts standards, as well as EV charging infrastructure and roadway access improvements to support multimodal and modern transportation needs.

iii) Open space impacts

While the project will result in the development of a portion of previously undeveloped land, it incorporates substantial open space protection through the permanent preservation of approximately 8.84 acres under a Conservation Restriction. This preserved area will maintain contiguous upland and wetland habitat, support ecological

connectivity, and ensure long-term protection of natural resources consistent with regional open space and conservation goals.

Rare Species Section

I. Thresholds / Permits

- A. Will the project meet or exceed any review thresholds related to **rare species or habitat** (see 301 CMR 11.03(2))? ☒ Yes ___ No; if yes, specify, in quantitative terms:

This project is located entirely within NHESP Priority Habitat (PH 2035) and Estimated Habitat (EH 1300). The proposed work will result in approximately 4.19 acres of impact to both Priority and Estimated Habitat. The proponent has submitted draft Conservation and Management Permit (CMP) materials to NHESP, which has indicated that issuance of the CMP is anticipated pending approval through MEPA.

Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1)) ___ Yes ☒ No; if yes, specify each threshold:

(NOTE: If you are uncertain, it is recommended that you consult with the Natural Heritage and Endangered Species Program (NHESP) prior to submitting the ENF.)

- B. Does the project require any state permits related to **rare species or habitat**?
☒ Yes ___ No
- C. Does the project site fall within mapped rare species habitat (Priority or Estimated Habitat?) in the current Massachusetts Natural Heritage Atlas (attach relevant page)?
☒ Yes ___ No
- D. If you answered "No" to all questions A, B and C, proceed to the **Wetlands, Waterways, and Tidelands Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Rare Species section below.

II. Impacts and Permits

- A. Does the project site fall within Priority or Estimated Habitat in the current Massachusetts Natural Heritage Atlas (attach relevant page)? ☒ Yes ___ No. If yes,
- i) Have you consulted with the Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP)? ☒ Yes ___ No; if yes, have you received a determination as to whether the project will result in the "take" of a rare species?
___ Yes ☒ No; if yes, attach the letter of determination to this submission.
- ii) Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? ☒ Yes ___ No; if yes, provide a summary of proposed measures to minimize and mitigate rare species impacts.

Yes, see below.

- iii) Which rare species are known to occur within the Priority or Estimated Habitat?

Blanding's Turtle and New England Blazing Star

- iv) Has the site been surveyed for rare species in accordance with the Massachusetts Endangered Species Act? ☒ Yes ___ No
- v) If your project is within Estimated Habitat, have you filed a Notice of Intent or received an Order of Conditions for this project? ___ Yes ☒ No; if yes, did you send a copy of the Notice of Intent to the Natural Heritage and Endangered Species Program, in accordance with the Wetlands Protection Act regulations? ___ Yes ___ No

- B. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)? X Yes ___ No; if yes, provide a summary of proposed measures to minimize and mitigate impacts to significant habitat:

To mitigate potential impacts, the project proposes the preservation of approximately 8.84 acres (2:1 mitigation ratio) of land adjacent to the development area to protect the contiguous forested wetland system within Priority and Estimated Habitat. This area is directly contiguous with the Oxbow National Wildlife Refuge managed by the U.S. Fish and Wildlife Service and includes a contiguous, unfragmented combination of uplands and wetlands. The conserved area will be placed under a permanent Conservation Restriction to ensure long-term protection and habitat preservation. A land trust or other suitable entity is anticipated to hold and manage the Conservation Restriction in accordance with NHESP requirements, guidelines, and best management practices to maintain the ecological integrity of the protected habitat.

In addition to land conservation, the project incorporates a suite of design and construction best management practices to further avoid and minimize impacts to rare species and their habitat. These measures include scheduling construction activities to avoid sensitive seasonal periods where feasible, implementing temporary wildlife exclusion fencing around active construction zones, and providing contractor and worker environmental awareness training to support species identification and reporting protocols. If necessary, relocation procedures will be implemented in coordination with NHESP. The project will also maintain undisturbed buffer areas along the site perimeter, incorporate native plantings in disturbed areas, and utilize low-maintenance wildflower seed mixes to support habitat connectivity. Additional design measures include sloped curbing in parking areas to facilitate wildlife movement and the incorporation of shallow stormwater management features designed to maintain ecological permeability within the site.

Wetlands, Waterways, and Tidelands Section

I. Thresholds / Permits

- A. Will the project meet or exceed any review thresholds related to **wetlands, waterways, and tidelands** (see 301 CMR 11.03(3))? ___ Yes **X** No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits (or a local Order of Conditions) related to **wetlands, waterways, or tidelands**? ___ Yes **X** No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Water Supply Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wetlands, Waterways, and Tidelands Section below.

II. Wetlands Impacts and Permits

- A. Does the project require a new or amended Order of Conditions under the Wetlands Protection Act (M.G.L. c.131A)? ___ Yes ___ No; if yes, has a Notice of Intent been filed? ___ Yes ___ No; if yes, list the date and MassDEP file number: _____; if yes, has a local Order of Conditions been issued? ___ Yes ___ No; Was the Order of Conditions appealed? ___ Yes ___ No. Will the project require a Variance from the Wetlands regulations? ___ Yes ___ No.
- B. Describe any proposed permanent or temporary impacts to wetland resource areas located on the project site:
- C. Estimate the extent and type of impact that the project will have on wetland resources, and indicate whether the impacts are temporary or permanent:

Wetlands Impacts	Area (square feet) or Length (linear feet)	Temporary or Permanent Impact?
Coastal Wetlands		
Land Under the Ocean		
Designated Port Areas		
Coastal Beaches		
Coastal Dunes		
Barrier Beaches		
Coastal Banks		
Rocky Intertidal Shores		
Salt Marshes		
Land Under Salt Ponds		
Land Containing Shellfish		
Fish Runs		
Land Subject to Coastal Storm Flowage		
Inland Wetlands		
Bank (lf)		
Bordering Vegetated Wetlands		
Isolated Vegetated Wetlands		
Land Under Water		
Isolated Land Subject to Flooding		
Bordering Land Subject to Flooding		
Riverfront Area		

- D. Is any part of the project:
- i) proposed as a **limited project**? ____ Yes ____ No; if yes, what is the area (in sf)? ____
 - ii) the construction or alteration of a **dam**? ____ Yes ____ No; if yes, describe:
 - iii) fill or structure in a **velocity zone** or **regulatory floodway**? ____ Yes ____ No
 - iv) dredging or disposal of dredged material? ____ Yes ____ No; if yes, describe the volume of dredged material and the proposed disposal site:
 - v) a discharge to an **Outstanding Resource Water (ORW)** or an **Area of Critical Environmental Concern (ACEC)**? ____ Yes ____ No
 - vi) subject to a wetlands restriction order? ____ Yes ____ No; if yes, identify the area (in sf):
 - vii) located in buffer zones? ____ Yes ____ No; if yes, how much (in sf) ____
- E. Will the project:
- i) Be subject to a local wetlands ordinance or bylaw? ____ Yes ____ No
 - ii) Alter any federally-protected wetlands not regulated under state law? ____ Yes ____ No; if yes, what is the area (sf)? ____

III. Waterways and Tidelands Impacts and Permits

- A. Does the project site contain waterways or tidelands (including filled former tidelands) that are subject to the Waterways Act, M.G.L.c.91? ____ Yes X No; if yes, is there a current Chapter 91 License or Permit affecting the project site? ____ Yes ____ No; if yes, list the date and license or permit number and provide a copy of the historic map used to determine extent of filled tidelands:
- B. Does the project require a new or modified license or permit under M.G.L.c.91? ____ Yes X No; if yes, how many acres of the project site subject to M.G.L.c.91 will be for non-water-dependent use? Current ____ Change ____ Total ____; of yes, how many square feet of solid fill or pile-supported structures (in sf)? ____
- C. For non-water-dependent use projects; indicate the following:
- i) Area of filled tidelines on the site: _____
 - ii) Area of filled tidelines covered by buildings: _____
 - iii) For portions of the site on filled tidelands, list ground floor uses and area of each use: _____
 - iv) Does the project include new non-water-dependent uses located over flowed tidelands? Yes ____ No ____
 - v) Height of building on filled tidelands: _____

Also show the following on a site plan: Mean High Water, Mean Low Water, Water-dependent Use Zone, location of uses within buildings on tidelands, and interior and exterior areas and facilities dedicated for public use, and historic high and historic low water marks.

- D. Is the project located on landlocked tidelands? ____ Yes X No; if yes, describe the project's impact on the public's right to access, use and enjoy jurisdictional tidelands and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:
- E. Is the project located in an area where low groundwater levels have been identified by a municipality or by a state or federal agency as a threat to building foundations? ____ Yes X No; if yes, describe the project's impact on groundwater levels and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:
- F. Is the project non-water-dependent **and** located on landlocked tidelands **or** waterways or tidelands subject to the Waterways Act **and** subject to a mandatory EIR? ____ Yes X No; *Note: If yes, then the project will be subject to Public Benefit Review and Determination.*
- G. Does the project include dredging? ____ Yes X No; if yes, answer the following questions:

- i) What type of dredging? Improvement ☐ Maintenance ☐ Both ☐
- ii) What is the proposed dredge volume, in cubic yards (cys) _____
- iii) What is the proposed dredge footprint _____ length (ft) _____ width (ft) _____ depth (ft)
- iv) Will dredging impact the following resource areas?
 - (1) Intertidal ☐ Yes ☐ No; if yes, _____ sq ft
 - (2) Outstanding Resource Waters ☐ Yes ☐ No; if yes, _____ sq ft
 - (3) Other resource area (i.e. shellfish beds, eel grass beds) ☐ Yes ☐ No; if yes, _____ sq ft

If yes to any of the above, have you evaluated appropriate and practicable steps to: 1) avoidance; 2) if avoidance is not possible, minimization; 3) if either avoidance or minimize is not possible, mitigation?

If no to any of the above, what information or documentation was used to support this determination?

Provide a comprehensive analysis of practicable alternatives for improvement dredging in accordance with 314 CMR 9.07(1)(b). Physical and chemical data of the sediment shall be included in the comprehensive analysis.

Sediment Characterization:

*Existing gradation analysis results? ☐ Yes ☐ No; if yes, provide results.
Existing chemical results for parameters listed in 314 CMR 9.07(2)(b)6? ☐ Yes ☐ No; if yes, provide results.*

Do you have sufficient information to evaluate feasibility of the following management options for dredged sediment? If yes, check the appropriate option.

Beach Nourishment ☐

Unconfined Ocean Disposal ☐

Confined Disposal:

Confined Aquatic Disposal (CAD) ☐

Confined Disposal Facility (CDF) ☐

Landfill Reuse in accordance with COMM-97-001 ☐

Shoreline Placement ☐

Upland Material Reuse ☐

In-State landfill disposal ☐

Out-of-state landfill disposal ☐

(NOTE: This information is required for a 401 Water Quality Certification.)

IV. Consistency:

- A. Does the project have effects on the coastal resources or uses, and/or is the project located within the Coastal Zone? ☐ Yes ☒ No; if yes, describe these effects and the projects consistency with the policies of the Office of Coastal Zone Management:
- B. Is the project located within an area subject to a Municipal Harbor Plan? ☐ Yes ☒ No; if yes, identify the Municipal Harbor Plan and describe the project's consistency with that plan:

Water Supply Section

I. Thresholds / Permits

- A. Will the project meet or exceed any review thresholds related to **water supply** (see 301 CMR 11.03(4))? ___ Yes **X** No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **water supply**? ___ Yes **X** No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Wastewater Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Water Supply Section below.

II. Impacts and Permits

- A. Describe, in gallons per day (gpd), the volume and source of water use for existing and proposed activities at the project site:

Water Supply Impacts	Existing	Change	Total
Municipal or regional water supply			
Withdrawal from groundwater			
Withdrawal from surface water			
Interbasin transfer			

(NOTE: Interbasin Transfer approval will be required if the basin and community where the proposed water supply source is located is different from the basin and community where the wastewater from the source will be discharged.)

- B. If the source is a municipal or regional supply, has the municipality or region indicated that there is adequate capacity in the system to accommodate the project? ___ Yes ___ No
- C. If the project involves a new or expanded withdrawal from a groundwater or surface water source, has a pumping test been conducted? ___ Yes ___ No; if yes, attach a map of the drilling sites and a summary of the alternatives considered and the results. _____
- D. What is the currently permitted withdrawal at the proposed water supply source (in gallons per day)? _____ Will the project require an increase in that withdrawal? ___ Yes ___ No; if yes, then how much of an increase (gpd)? _____
- E. Does the project site currently contain a water supply well, a drinking water treatment facility, water main, or other water supply facility, or will the project involve construction of a new facility? ___ Yes ___ No. If yes, describe existing and proposed water supply facilities at the project site:

Existing/Proposed Water Supply Facilities	Permitted Flow	Existing Avg Daily Flow	Project Flow	Total
Capacity of water supply well(s) (gpd)				
Capacity of water treatment plant (gpd)				

- F. If the project involves a new interbasin transfer of water, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or proposed?

G. Does the project involve:

- i) New water service by the Massachusetts Water Resources Authority or other agency of the Commonwealth to a municipality or water district? ☐ Yes ☐ No
- ii) A Watershed Protection Act variance? ☐ Yes ☐ No; if yes, how many acres of alteration? _____
- iii) A non-bridged stream crossing 1,000 or less feet upstream of a public surface drinking water supply for purpose of forest harvesting activities? ☐ Yes ☐ No

III. Consistency

A. Describe the project's consistency with water conservation plans or other plans to enhance water resources, quality, facilities and services:

Wastewater Section

I. Thresholds / Permits

- A. Will the project meet or exceed any review thresholds related to **wastewater** (see 301 CMR 11.03(5))? ___ Yes **X** No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **wastewater**? ___ Yes **X** No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Transportation -- Traffic Generation Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wastewater Section below.

II. Impacts and Permits

- A. Describe the volume in gallons per day) and type of disposal of wastewater generation for existing and proposed activities at the project site (calculate according to 310 CMR 15.00 for septic systems or 314 CMR 7.00 for sewer systems):

Wastewater Impacts	Existing	Change	Total
Discharge of sanitary wastewater			
Discharge of industrial wastewater			
Total			
Discharge to groundwater			
Discharge to outstanding resource water			
Discharge to surface water			
Discharge to municipal or regional wastewater facility			
Total			

- B. Is the existing collection system at or near its capacity? ___ Yes ___ No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:
- C. Is the existing wastewater disposal facility at or near its permitted capacity? ___ Yes ___ No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:
- D. Does the project site currently contain a wastewater treatment facility, sewer main, or other wastewater disposal facility, or will the project involve construction of a new facility?
___ Yes ___ No; if yes, describe as follows:

Existing/Proposed Wastewater Facility	Permitted	Existing Avg Daily Flow	Project Flow	Total
Capacity of wastewater treatment plant (gpd)				

- E. If the project requires an interbasin transfer of wastewater, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or new?

(NOTE: Interbasin Transfer approval may be needed if the basin and community where wastewater will be discharged is different from the basin and community where the source of water supply is located.)

- F. Does the project involve new sewer service by the Massachusetts Water Resources Authority (MWRA) or other Agency of the Commonwealth to a municipality or sewer district?
___ Yes ___ No

- G. Is there an existing facility, or is a new facility proposed at the project site for the storage, treatment, processing, combustion or disposal of sewage sludge, sludge ash, grit, screenings, wastewater reuse (gray water) or other sewage residual materials? ____ Yes ____ No; if yes, what is the capacity (tons per day):

Existing/Proposed Wastewater Residuals Facility	Existing	Change	Total
Storage			
Treatment			
Processing			
Combustion			
Disposal			

- H. Describe the water conservation measures to be undertaken by the project, and other wastewater mitigation, such as infiltration and inflow removal.

III. Consistency

- A. Describe measures that the proponent will take to comply with applicable state, regional, and local plans and policies related to wastewater management:
- B. If the project requires a sewer extension permit, is that extension included in a comprehensive wastewater management plan? ____ Yes ____ No; if yes, indicate the EEA number for the plan and whether the project site is within a sewer service area recommended or approved in that plan:

Traffic Generation Section

Traffic Generation:

I. Thresholds / Permit

- A. Will the project meet or exceed any review thresholds related to traffic generation (see 301 CMR 11.03(6))? ____ Yes X No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to state-controlled roadways? ____ Yes X No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Roadways and Other Transportation Facilities Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Traffic Generation Section below.

II. Traffic Impacts and Permits

- A. Describe existing and proposed vehicular traffic generated by activities at the project site:

Traffic Impacts	Existing	Change	Total
Number of parking spaces:			
Number of vehicle trips per day:			
ITE Land Use Code(s):			

- B. What is the estimated average daily traffic on roadways serving the site?

Roadway	Existing	Change	Total
1. _____			
2. _____			
3. _____			

- C. If applicable, describe proposed mitigation measures on state-controlled roadways that the project proponent will implement:
- D. How will the project implement and/or promote the use of transit, pedestrian and bicycle facilities and services to provide access to and from the project site?
- E. Is there a Transportation Management Association (TMA) that provides transportation demand management (TDM) services in the area of the project site? ____ Yes ____ No; if yes, describe if and how will the project will participate in the TMA:
- F. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation facilities? ____ Yes ____ No; if yes, generally describe:
- G. If the project will penetrate approach airspace of a nearby airport, has the proponent filed a Massachusetts Aeronautics Commission Airspace Review Form (780 CMR 111.7) and a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA) (CFR Title 14 Part 77.13, forms 7460-1 and 7460-2)?
- H. If the project is located near Boston Logan International Airport (BOS), Worcester Regional Airport (ORH) or Hanscom Field (BED) and may penetrate arrival or departure airspace, has the proponent contacted the Massachusetts Port Authority to conduct a review of the project and to inform the proponent's filing of a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (forms 7460-1 and 7460-2)?

III. Consistency

- A. Describe measures that the proponent will take to comply with municipal, regional, state, and federal plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services:

Roadways and Other Transportation Facilities:

I. Thresholds / Permit

- A. Will the project meet or exceed any review thresholds related to roadways or other transportation facilities (see 301 CMR 11.03(6))? ____ Yes ____ No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **roadways or other transportation facilities**? ____ Yes ____ No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the Energy Section. If you answered "Yes" to either question A or question B, fill out the remainder of the Roadways Section below.

II. Transportation Facility Impacts

- A. Describe existing and proposed transportation facilities in the immediate vicinity of the project site:
- B. Will the project involve any
 - i) Alteration of bank or terrain (in linear feet)? _____
 - ii) Cutting of living public shade trees (number)? _____
 - iii) Elimination of stone wall (in linear feet)? _____

III. Consistency

- A. Describe the project's consistency with other federal, state, regional, and local plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services, including consistency with the applicable regional transportation plan and the Transportation Improvements Plan (TIP), the State Bicycle Plan, and the State Pedestrian Plan:

Energy Section

I. Thresholds / Permits

- A. Will the project meet or exceed any review thresholds related to **energy** (see 301 CMR 11.03(7))? ____ Yes **X** No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **energy**? ____ Yes **X** No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Air Quality Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Energy Section below.

II. Impacts and Permits

- A. Describe existing and proposed energy generation and transmission facilities at the project site:

Energy Impacts	Existing	Change	Total
Capacity of electric generating facility (megawatts)			
Length of fuel line (miles)			
Length of transmission lines (miles)			
Capacity of transmission lines (kilovolts)			

- B. If the project involves construction or expansion of an electric generating facility, what are:
- The facility's current and proposed fuel source(s)?
 - The facility's current and proposed cooling source(s)?
- C. If the project involves construction of an electrical transmission line, will it be located on a new, unused, or abandoned right of way? ____Yes ____No; if yes, please describe:
- D. Describe the project's other impacts on energy facilities and services:

III. Consistency

- A. Describe the project's consistency with state, municipal, regional, and federal plans and policies for enhancing energy facilities and services:

Air Quality Section

I. Thresholds / Permits

- A. Will the project meet or exceed any review thresholds related to **air quality** (see 301 CMR 11.03(8))? ___ Yes **X** No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **air quality**? ___ Yes **X** No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Solid and Hazardous Waste Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Air Quality Section below.

II. Impacts and Permits

- A. Does the project involve construction or modification of a major stationary source (see 310 CMR 7.00, Appendix A)? ___ Yes ___ No; if yes, describe existing and proposed emissions (in tons per day) of:

Air Quality Impacts	Existing	Change	Total
Particulate matter (PM)			
Carbon monoxide			
Sulfur dioxide			
Volatile organic compounds (VOC)			
Oxides of nitrogen (NO _x)			
Lead			
Any hazardous air pollutant			
Carbon dioxide			

- B. Describe the project's other impacts on air resources and air quality, including noise impacts:

III. Consistency

- A. Describe the project's consistency with the State Implementation Plan:
- B. Describe measures that the proponent will take to comply with other federal, state, regional, and local plans and policies related to air resources and air quality:

Solid and Hazardous Waste Section

I. Thresholds / Permits

- A. Will the project meet or exceed any review thresholds related to **solid or hazardous waste** (see 301 CMR 11.03(9))? ___ Yes **X** No; if yes, specify, in quantitative terms:
- B. Does the project require any state permits related to **solid and hazardous waste**? ___ Yes **X** No; if yes, specify which permit:
- C. If you answered "No" to both questions A and B, proceed to the **Historical and Archaeological Resources Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Solid and Hazardous Waste Section below.

II. Impacts and Permits

- A. Is there any current or proposed facility at the project site for the storage, treatment, processing, combustion or disposal of solid waste? ___ Yes ___ No; if yes, what is the volume (in tons per day) of the capacity:

Solid Waste Impacts	Existing	Change	Total
Storage			
Treatment/Processing			
Combustion			
Disposal			

- B. Is there any current or proposed facility at the project site for the storage, recycling, treatment or disposal of hazardous waste? ___ Yes ___ No; if yes, what is the volume (in tons or gallons per day) of the capacity:

Haz Waste Impacts	Existing	Change	Total
Storage			
Recycling			
Treatment			
Disposal			

- C. If the project will generate solid waste (for example, during demolition or construction), describe alternatives considered for re-use, recycling, and disposal:
- D. If the project involves demolition, do any buildings to be demolished contain asbestos? ___ Yes ___ No
- E. Describe the project's other solid and hazardous waste impacts (including indirect impacts):

III. Consistency

- A. Describe measures that the proponent will take to comply with the State Solid Waste Master Plan:

Historical and Archaeological Resources Section

I. Thresholds / Impacts

- A. Have you consulted with the Massachusetts Historical Commission? ☒ Yes ___ No; if yes, attach correspondence. **Correspondence is attached (Signed by MHC on 03/26/2026).** For project sites involving lands under water, have you consulted with the Massachusetts Board of Underwater Archaeological Resources? ___ Yes ___ No; if yes, attach correspondence
- B. Is any part of the project site a historic structure, or a structure within a historic district, in either case listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? ___ Yes ☒ No; if yes, does the project involve the demolition of all or any exterior part of such historic structure? ___ Yes ___ No; if yes, please describe:
- C. Is any part of the project site an archaeological site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth? ___ Yes ☒ No; if yes, does the project involve the destruction of all or any part of such archaeological site? ___ Yes ___ No; if yes, please describe:
- D. If you answered "No" to all parts of both questions A, B and C, proceed to the **Attachments and Certifications** Sections. If you answered "Yes" to any part of either question A or question B, fill out the remainder of the Historical and Archaeological Resources Section below.

II. Impacts

- A. Describe and assess the project's impacts, direct and indirect, on listed or inventoried historical and archaeological resources:

III. Consistency

- A. Describe measures that the proponent will take to comply with federal, state, regional, and local plans and policies related to preserving historical and archaeological resources:

Climate Change Adaptation and Resiliency Section

All Proponents must complete the following section based on the output report generated by the MA Climate Resilience Design Standards (CRDS) Tool required attachment #8 to the ENF).

I. Project Information

- A. What is the useful life (e.g., 50 years, 70 years) and planning horizon (e.g., 2070) identified for the project on the output report?
- B. List the exposure score (High / Moderate / Low / Not Exposed) and key scoring rationale (from "Scoring Rationale – Exposure" section) from the CRDS Tool output report as indicated below.

Climate Parameter	Exposure Score (High / Moderate / Low / Not Exposed)	Scoring Rationale
Sea Level Rise/ Storm Surge	Not Exposed	- Is project located within the predicted mean high water shoreline by 2030? __Y__ <u>X</u> __N - Does the project site have a history of coastal flooding? __Y__ <u>X</u> __N
Extreme Precipitation (Urban/Stormwater Flooding)	High	- Will project result in net increase in impervious area? <u>X</u> __Y__ __N - Is existing impervious area over 50%? __Y__ <u>X</u> __N - Is there historic flooding at the site? __Y__ <u>X</u> __N
Extreme Precipitation (Riverine Flooding)	High	- Is project in current 100-year floodplain? __Y__ <u>X</u> __N - Is project in current 500-year floodplain? __Y__ <u>X</u> __N - Is there historic riverine flooding at the site? __Y__ <u>X</u> __N
Extreme Heat	High	- Is the project removing tree cover? <u>X</u> __Y__ __N - List existing tree cover % (value or range) <u>75-90%</u>

II. Asset Information

- A. List each asset analyzed through the Tool:³
 - i) **Proposed Building**
 - ii) **Parking Lot**
- B. List the below from the CRDS Tool output report for at least one representative asset (if the project proposes only natural resource assets, leave blank).

Asset:

Climate Parameter	Asset Risk Rating	Target Planning Horizon	Intermediate Planning Horizon (if applicable)	Recommended Return Period or Design Guideline (##-year storm event or ##-percentile)
Sea Level Rise/ Storm Surge	Low	NA	NA	NA
Extreme Precipitation (Urban Flooding)	High	2070	NA	10-yr (10%)
Extreme Precipitation (Riverine Flooding)	High	2070	NA	NA

³ Guidance from the [CRDS Tool](#) should be consulted to determine the appropriate asset and sub-asset types applicable to the project. The Proponent should not enter "Other" for both the "Asset" and "Sub-asset" type, as the Tool will not generate recommended design standards in such instance.

Extreme Heat	High	2070	50th	NA
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III. Climate Change Adaptation and Resiliency Strategies

A. Is the project anticipated to meet the recommendations of the [CRDS Tool](#) for any building/facility or infrastructure asset identified in Section II.A. above? X Yes No Unknown

- i) If yes, explain how the project design is consistent with Tool recommendations (e.g., consistency with planning horizon and return periods with respect to key project components such as building elevation, stormwater sizing, and heat mitigation).

The project incorporates a stormwater management system designed in accordance with the Massachusetts Stormwater Standards to control runoff generated by the proposed development. Site grading and drainage infrastructure have been designed to capture and manage stormwater on-site, preventing uncontrolled runoff to Bishop Road and surrounding areas. Although no wetlands or other jurisdictional resource areas are located within or immediately adjacent to the project area, these measures will minimize off-site impacts and protect downstream water quality. The project will also incorporate landscaping and building design features that help reduce heat effects and improve site resilience. In addition, the proposed plan includes the incorporation of the necessary infrastructure to facilitate the future installation of solar energy systems.

- ii) If no or unknown, explain how best available climate change data and projections were otherwise used to inform the design of the project. If the project will contribute to, or is otherwise dependent on, regional adaptation solutions or flexible adaptive strategies, please specify.

B. For all projects, describe how the project design has incorporated climate change adaptation and resilience strategies, or otherwise serves to promote climate resiliency. Discuss whether the project has taken steps to employ nature-based solutions.

The project incorporates several design features that are consistent with the recommendations of the CRDS Tool by reducing the development footprint, improving energy efficiency, and enhancing resilience to future climate conditions. The proposed Senior Center has been designed as a compact two-story building, minimizing impervious area and preserving additional space for landscaping and pervious cover. Stormwater management infrastructure has been designed in accordance with applicable regulatory standards to effectively manage runoff from the developed site.

The project also includes numerous measures to reduce vulnerability to extreme heat and improve long-term sustainability. Landscaped areas with new trees and vegetation will provide shade and help mitigate localized heat island effects, while the building will incorporate high-efficiency all-electric VRF heat pump systems, energy recovery ventilation, passive daylighting strategies, and a high-performance building envelope to reduce energy demand and maintain occupant comfort during elevated temperatures. In addition, the facility is designed to support future resilience through solar-ready infrastructure and electric vehicle charging capability and may serve as a climate-controlled refuge for residents during periods of extreme heat.

Note: Climate adaptation and resiliency strategies include actions that seek to reduce vulnerability to anticipated climate risks and improve resiliency for future climate conditions. Examples of climate adaptation and resiliency strategies include flood barriers, increased stormwater infiltration, living shorelines, elevated infrastructure, increased tree canopy, etc. Projects should address any planning priorities identified by the affected municipality through the Municipal Vulnerability Preparedness (MVP)

program or other planning efforts, and should consider a flexible adaptive pathways approach, an adaptation best practice that encourages design strategies that adapt over time to respond to changing climate conditions. General guidance and best practices for designing for climate risk are available at https://resilient.mass.gov/rmat_home/designstandards/.

IV. Inland and Coastal Flooding

- A. Is the project located in Land Subject to Coastal Storm Flowage (LSCSF) or Bordering Land Subject to Flooding (BLSF) as defined in the Wetlands Protection Act? ____ Yes **X** No
- B. If yes, describe how/whether proposed changes to the site's topography (including the addition of fill) will result in changes to floodwater flow paths and/or velocities that could impact adjacent properties or the functioning of the floodplain. General guidance on providing this analysis for coastal projects can be found in the [CZM/MassDEP Coastal Wetlands Manual](#).

Environmental Justice Section

I. Identifying Characteristics of EJ Populations

- A. If an Environmental Justice (EJ) population has been identified as located in whole or in part within 5 miles of the project site, describe the characteristics of each EJ populations as identified in the EJ Maps Viewer (i.e., the census block group identification number and EJ characteristics of “Minority,” “Minority and Income,” etc.). Provide a breakdown of those EJ populations within 1 mile of the project site, and those within 5 miles of the site.

The project site is located within one mile from Environmental Justice (EJ) populations characterized as Minority (Block 4 & 5, Census Tract 3251.02) and Income (Block 1, Census Tract 3251.02).

EJ Populations within 1-mile DGA:

1) Block Group 4, CT 3251.02, Ayer – Minority

- Minority population: 29%
- Median household income: \$81,500; This is 96% of the MA MHHI
- Households with language isolation: 0%

2) Block Group 5, CT 3251.02, Ayer – Minority

- Minority population: 40%
- Median household income: \$68,462; This is 81.1% of the MA MHHI
- Households with language isolation: 0%

3) Block Group 1, CT 3251.02, Ayer – Income

- Minority population: 19%
- Median household income: \$52,120; This is 62% of the MA MHHI
- Households with language isolation: 5%

The project site is located within five miles of five additional Environmental Justice (EJ) populations (eight total) defined by minority status. All EJ populations within a five-mile radius of the project site are listed below, with those located within the 1-mile DGA highlighted:

All EJ Populations within Five Miles of the Project Site (M=Minority, I=Income)						
Block Group	Census Tract	Municipality	EJ Criteria	Percent Minority	Percent of Limited English Households	BG 2020 MHHI as Pct. 2020 HH Income
5	3251.02	Ayer	M	40	0	81
4	3251.02	Ayer	M	29	0	97
1	3251.02	Ayer	I	19	5	62
1	3251.02	Ayer	M	27	0	98
2	7614.02	Harvard	M	48	0	158
4	7131	Lancaster	M	36	0	129
2	3882	Shirley	M	41	2	82
3	3881	Boxborough	M	32	3	69

- B. Identify all languages identified in the “Languages Spoken in Massachusetts” tab of the EJ

Maps Viewer as spoken by 5 percent or more of the EJ population who also identify as not speaking English “very well.” The languages should be identified for each census tract located in whole or in part within 1 mile and 5 miles of the project site, regardless of whether such census tract contains any designated EJ populations.

Based on the EJ Maps Viewer, there is one Environmental Justice (EJ) Language Isolation population located within both the one-mile Disproportionate Geographic Area (DGA) and the overall five-mile study area surrounding the project site. A summary of this population is provided in the table below. A map depicting EJ Language Isolation populations within the one- and five-mile radii, as well as the surrounding area, is included in Appendix B. This population, identified as Census Tract 3882, includes Spanish/Spanish Creole speakers representing 12.9% of the population who speak English less than “very well.”

Table 6.3: All Languages Spoken Other than English Within the One Mile DGA and Five Mile Radius			
Community	Census Tract	Language 1 Description	Language 1 Rate (%)
Shirley	25,017,388,200	Spanish/ Spanish Creole	12.95

- C. If the list of languages identified under Section I.B. has been modified with approval of the EEA EJ Director, provide a list of approved languages that the project will use to provide public involvement opportunities during the course of MEPA review. If the list has been expanded by the Proponent (without input from the EEA EJ Director), provide a list of the additional languages that will be used to provide public involvement opportunities during the course of MEPA review as required by Part II of the MEPA Public Involvement Protocol for Environmental Justice Populations (“MEPA EJ Public Involvement Protocol”). If the project is exempt from Part II of the protocol, please specify.
Spanish/Spanish Creole

II. Potential Effects on EJ Populations

- A. If an EJ population has been identified using the EJ Maps Viewer within 1 mile of the project site, describe the likely effects of the project (both adverse and beneficial) on the identified EJ population(s).

During construction, temporary impacts such as increased noise, dust, and construction-related traffic may affect nearby areas, including EJ populations. These impacts will be limited in duration and confined to active construction periods. Efforts will be taken to minimize or eliminate these effects. To reduce potential impacts on air quality and public health—particularly important given that one of Ayer’s EJ neighborhoods meets the Vulnerable Health (VH) criteria for heart attack—construction activities will comply with Massachusetts General Law Chapter 90, Section 16A and the MassDEP Idling Reduction Regulation (310 CMR 7.11(1)(b)) to limit unnecessary engine idling and associated emissions. Dust control measures, including periodic watering of disturbed areas and covering of loose materials, will also be implemented to minimize airborne particulates. With these measures in place, short-term impacts to EJ populations are expected to be minor and temporary.

Once operational, the senior center is expected to have minimal adverse environmental impacts, primarily limited to the permanent removal of approximately 3 acres of forest and ongoing utility use. The project has been designed with a relatively small footprint to protect environmental resources and maintain compatibility with the surrounding area. In contrast, the long-term benefits to EJ populations within both the 1-mile and 5-mile study

areas are expected to be substantial. Notably, the Town of Ayer currently does not have a designated senior center or dedicated space for senior services, and this project will fill a critical community need.

The senior center will provide a dedicated space for older adults to participate in physical fitness programs, social activities, and educational opportunities, helping to reduce isolation and improve overall well-being. It will also serve as a centralized location for essential services addressing food insecurity, health insurance access, and financial challenges associated with fixed incomes—resources that are particularly valuable to EJ populations.

The project will also result in the permanent preservation of a portion of the site under a Conservation Restriction, maintaining open space and supporting local habitat connectivity. In addition, the project will incorporate erosion and sedimentation controls, stormwater management systems, and other best management practices to ensure long-term protection of environmental quality for surrounding communities.

Economic benefits will also be realized through both temporary and permanent job creation. Construction activities will generate short-term employment opportunities, while operation of the senior center will create permanent positions and support local service providers such as fitness instructors, healthcare professionals, and program facilitators.

Because the senior center will be open to the public, EJ populations within both the 1-mile and 5-mile study areas will have access to its programs, services, and community resources. Overall, while short-term construction impacts may temporarily affect nearby EJ populations, these effects will be minimized through standard mitigation measures. In the long term, the project is expected to provide meaningful public health, environmental, social, and economic benefits to EJ populations in the surrounding area.

- B. If an EJ population has been identified using the EJ Maps Viewer within 5 miles of the project site, will the project: (i) meet or exceed MEPA review thresholds under 301 CMR 11.03(8)(a)-(b) ___ Yes X No; or (ii) generate 150 or more new average daily trips (adt) of diesel vehicle traffic, excluding public transit trips, over a duration of 1 year or more. ___ Yes X No
- C. If you answered “Yes” to either question in Section II.B., describe the likely effects of the project (both adverse and beneficial) on the identified EJ population(s).

III. Public Involvement Activities

- A. Provide a description of activities conducted prior to filing to promote public involvement by EJ populations, in accordance with Part II of the MEPA EJ Public Involvement Protocol. In particular:
- i) If advance notification was provided under Part II.A., attach a copy of the Environmental Justice Screening Form and provide list of CBOs/tribes contacted (with dates). Copies of email correspondence can be attached in lieu of a separate list.

See Attached in Appendix C.

- ii) State how CBOs and tribes were informed of ways to request a community meeting, and if any meeting was requested. If public meetings were held, describe any issues of concern that were raised at such meetings, and any steps taken (including modifications to the project design) to address such concerns.

CBOs and Tribal representatives were notified of the project through distribution of the attached Environmental Justice reference list, which was developed using guidance from the MEPA Environmental Justice Liaison and supplemented by Goddard's independent research of relevant local organizations. In addition, informational flyers describing the project and announcing a public meeting were

distributed in both English and Spanish to support broad community outreach.

An in-person pre-filing informational meeting was held at the Ayer Public Library on April 29, 2026, at 4:30 PM, during which a PowerPoint presentation provided an overview of the proposed project. Despite extensive outreach efforts, no members of the public attended the meeting. Goddard remained available on site for the duration of the scheduled meeting and continues to be available to respond to questions regarding the project, its potential impacts, the anticipated construction schedule, and Environmental Justice considerations.

iii) If the project is exempt from Part II of the protocol, please specify.

- B. Provide below (or attach) a distribution list (if different from the list in Section III.A. above) of CBOs and tribes, or other individuals or entities the Proponent intends to maintain for the notice of the MEPA Site Visit and circulation of other materials and notices during the course of MEPA review.

Same as above. Attached in Appendix C

- C. Describe (or submit as a separate document) the Proponent's plan to maintain the same level of community engagement throughout the MEPA review process, as conducted prior to filing.

While the MEPA review process transpires, members of the public who wish to comment on the project may do so by contacting Owen Kramer at owen@goddardconsultingllc.com or by submitting a comment to the project directly via the MEPA environmental monitor website (<https://eeaonline.eea.state.ma.us/EEA/MEPA-eMonitor/home>).

IV. For Projects seeking to meet qualifying housing criteria at 301 CMR 11.01(2)(c)1. and 2.

- A. Identify any municipality or census tract meeting the definition of “vulnerable health EJ criteria” in the [DPH EJ Tool](#) located in whole or in part within the DGA of the Project site. *[Information can be reproduced from Environmental Justice Screening Form, used to provide Advance Notification under 301 CMR 11.05(4).]*
- B. Identify the sources of potential pollution within the boundaries of the identified EJ populations within the DGA, using the mapping layers available in the [DPH EJ Tool](#).
- C. Describe the benefits provided for the identified EJ populations within the DGA, including but not limited to the following (complete applicable items below):
- i) Affordable units provided: __ units or __% (appx)
 - ii) Is the project retaining or increasing existing affordability: __Y __N *[if decreasing existing affordability, provide rationale]*
 - iii) Tree plantings: __ [number or acreage] *[Locations for plantings can be identified with input from local or state agencies, or using the i-tree landscape tool to identify census blocks with low tree canopy: <https://landscape.itreetools.org/maps/>]*
 - iv) Open space/parks: ____
 - v) Air quality/public health benefits: ____ *[e.g., air quality monitoring, indoor air quality, contributions to local health clinics, etc]*
 - vi) Stormwater/flooding reduction measures: ____
 - vii) Retail activation / community space: ____
 - viii) Affirmative marketing efforts: __ *[home ownership, rental, etc]*
 - ix) Construction period: __ *[air/noise monitoring, traffic controls, etc]*
 - x) Others: ____

Complete the items below to demonstrate compliance with qualifying housing criteria at 301 CMR 11.01(2)(c)1. or 2.

Effective 2/3/2026

Criterion	Metric	Project
c. Infill (cont.)	Alters up to 10 acres of previously undeveloped land and the Project proposes a tree retention and replanting plan that demonstrates measures to minimize tree removal and replace removed trees to the maximum extent practicable. AND No portion of the Project site shall include any land where projected total ecosystem carbon stocks are in the top quintile statewide, as defined by the Massachusetts Forest Carbon Top Quintile data layer issued by EEA; any designated priority habitat, as defined in 321 CMR 10.02; or any land with soils classified as prime farmland by the United States Department of Agriculture which is currently in active agricultural use or was in active agricultural use within the past five years.	Attach locus map showing the Project site in relation to the 3 natural resource areas specified in this criterion (this should be combined with map of highest hazard areas for flood and erosion criterion below), using the MEPA Qualifying Housing Map Viewer. Is the Project site located outside the 3 natural resource areas specified: • Top quintile carbon __Y __N • Designated rare species habitat __Y __N • Prime farmland soils __Y __N Has the site been in active agricultural use within the past five years? __Y __N Note: all layers on the MEPA Qualifying Housing Map Viewer must be turned on, even if the site has not been in active agricultural use within the past 5 years. Note: the locus map must be provided for all Projects, even if seeking to proceed under 301 CMR 11.01(2)(c)2.
d. Flood and Erosion	For Any Project: Located outside highest hazard areas and outside the Special Flood Hazard Area as defined by the Wetlands Protection Act regulations at 310 CMR 10.00. OR If Redevelopment: Located outside highest hazard areas and complies with the American Society of Civil Engineers Guidance on Structural Safety in Flood Areas (ASCE 24-24). OR If Redevelopment and does not exceed any mandatory EIR threshold: Complies with the American Society of Civil Engineers Guidance on Structural Safety in Flood Areas (ASCE 24-24) and demonstrates absence of off-site flood impacts. Redevelopment means replacement, rehabilitation, or expansion of existing structures, improvement of existing roads or reuse of degraded or previously developed areas.	Is the Project considered Redevelopment? __Y __N <i>[Note: if any portion of the Project does not qualify as redevelopment, the entire project must be considered new.]</i> Is the Project site located outside the Special Flood Hazard Area as defined by the Wetlands Protection Act regulations at 310 CMR 10.00: __Y __N <i>[Note: this must be documented by printing and attaching a FEMA FIRMette from the FEMA Flood Map Service Center website, as part of required attachment #4 to the ENF. If the Proponent intends to rely on other information, please specify.]</i> Is the Project site located outside highest hazard areas as designated by the Executive Office of Energy and Environmental Affairs: : __Y __N **Attach locus map showing the Project site in relation to the highest hazard areas as designated by the Executive

Criterion	Metric	Project
d. Flood and Erosion (cont.)	Highest hazard areas shall be those areas subject to high erosion or with exposure to flooding characterized by factors such as high-velocity flows, high-velocity wave action, breaking wave heights, sheet flow and scour and flash flooding. Such highest hazard areas shall include, but not be limited to, the following areas as defined by the Federal Emergency Management Agency: V, Coastal A and AO zones on a Flood Insurance Rate Map (FIRM) and floodways and A zones along the banks of waterbodies. The Secretary shall set forth in guidance methodology for delineating highest hazard areas.	Office of Energy and Environmental Affairs (can combine with map of 3 layers for infill criterion above), using the MEPA Qualifying Housing Map Viewer. Specify whether any portion of the Project site is located in: FEMA V Zone: ☐Y ☐N FEMA Coastal A: ☐Y ☐N FEMA AO Zone: ☐Y ☐N Within 200 feet of waterbody: ☐Y ☐N Barrier Beach: ☐Y ☐N [note: this must be documented with environmental constraints map as part of required attachment #4]. Note: If the Proponent intends to rely on information other than the MEPA Qualifying Housing Map Viewer to demonstrate eligibility under this criterion, please provide detailed justification. However, the “high erosion” areas as mapped in the Viewer shall be definitive. Note: this locus map must be provided for all Projects, even if seeking to proceed under 301 CMR 11.01(2)(c)2. To demonstrate compliance with ASCE 24-24, provide a certification by a qualified professional and a narrative description of key project components, including building elevations relative to established base flood elevations. If applicable, provide documentation to demonstrate the absence of off-site flood impacts from the Project (provide information consistent with Section IV. of Climate Change Adaptation and Resiliency Section, including flow path analysis or topographic maps as applicable).
e. Energy Efficient	Complies with the Massachusetts Stretch Energy Code adopted pursuant to Chapter 169 of the Acts of 2008	Does Project comply with the Massachusetts Stretch Energy Code: ☐Y ☐N Specify the following: Fuel source for space heating: ____ (air source heat pump, ground source heat pump, gas, etc) Fuel source for water heating: ____ (air source heat pump, ground source heat pump, gas, etc) Passivehouse certified: ☐Y ☐N

Criterion	Metric	Project
f. Adequately served by utilities	1. Does not require approval of a new interbasin transfer of water or wastewater, other than a transfer determined to be insignificant pursuant to the Interbasin Transfer Act and implementing regulations at 313 CMR 4.00.	<i>Note: this criterion is not applicable to Projects seeking to qualify under 301 CMR 11.01(2)(c)2.</i> Will Project require approval of a new interbasin transfer of water or wastewater, other than a transfer determined to be insignificant: __Y __N
	AND 2. Does not require a new or expanded gas main	Will Project require a new or expanded gas main (not individual hookups): __Y __N
g. Accessible	1. Generates fewer than 3,000 New unadjusted average daily trips (adt) on roadways leading to a single location. OR 2. Generates fewer than 6,000 New adt of traffic on roadways providing access to a single location if the Project is located within one-half mile of a public transit stop with an existing or proposed safe and accessible path of travel to the Project site. Projects with 3,000 or more New adt, prior to filing the ENF, must consult with the Massachusetts Department of Transportation and with the Massachusetts Bay Transportation Authority or applicable local or regional transit authority established pursuant to M.G.L. c. 161B, § 3 or § 14.	Note: this criterion is not applicable to Projects seeking to qualify under 301 CMR 11.01(2)(c)2. Specify New unadjusted average daily trips (adt) for Project: __ (must be <6,000 adt) If unadjusted adt if ≥3,000 but <6,000, specify the following: - Is the Project site located within ½ mile of a transit stop: __Y __N - Does the Project provide existing or proposed safe and accessible path of travel to the transit stop: __Y __N - Specify any proposals to provide access as part of the Project: __ Note: “Transit stop” shall be defined to include a commuter rail station, subway station, transit station, ferry terminal or bus station serviced by MBTA or local or regional transit authority established pursuant to M.G.L. c. 161B, § 3 or § 14. If unadjusted adt if ≥3,000 but <6,000, specify the following: - Did the Proponent conduct consultation with MassDOT: __Y __N - Did the Proponent conduct consultation with MBTA or local/regional transit authority: __Y __N - Describe the results of consultation: __ (agreements for mitigation, traffic scoping, etc) Note: for Projects requiring MassDOT permitting, attach Traffic Impact Analysis (TIA) if required by MEPA/MassDOT Guidelines. For other Projects, attach traffic study if completed for local permitting.

Certifications

1. The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

(Name) The Lowell Sun (Date) 07/01/2026

2. This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2).

Signatures:

06/29/2026	<i>Dan</i>	06/29/2026	<i>Owen Kramer</i>
Date	Signature of Responsible Officer or Proponent	Date	Signature of person preparing ENF (if different from above)
<i>Daniel Van Schalkwyk</i>		Owen Kramer	
Name (print or type)		Name (print or type)	
<i>Ayer Dept. of Public Works</i>		Goddard Consulting, LLC	
Firm/Agency		Firm/Agency	
<i>25 Brook Street</i>		1442 N. Main Street	
Street		Street	
<i>Ayer, MA, 01432</i>		Palmer, MA 01069	
Municipality/State/Zip		Municipality/State/Zip	
<i>978-772-8240</i>		508-393-3784	
Phone		Phone	

Appendix A:
Circulation List

MEPA Circulation List

Agency	Email Address	Address	Filing Type Provided
Massachusetts Environmental Policy Act (MEPA) Office	MEPA@mass.gov	MEPA Office 100 Cambridge Street, Suite 900, Boston, MA 02108	Electronic
Department of Environmental Protection, Boston Office	helena.boccadoro@mass.gov	Commissioner's Office One Winter Street Boston, MA 02180	Electronic
EEA Environmental Justice Director	MEPA-EJ@mass.gov	Attn: EEA EJ Director 100 Cambridge Street, Suite 900, Boston, MA 02144	Electronic
Department of Environmental Protection, DEP Central Regional Office	andrea.briggs@mass.gov	DEP Central Region Office Attn: MEPA Coordinator 8 New Bond Street Worcester, MA 01606	Electronic
Massachusetts Department of Transportation - Boston	MassDOTPPDU@dot.state.ma.us	Public/Private Development Unit 10 Park Plaza, Suite #4150 Boston, MA 02116	Electronic
Massachusetts Department of Transportation – District Office	Kevin.R.Robenhymer@dot.state.ma.us Eric.Nascimento@dot.state.ma.us	District #3 Attn: MEPA Coordinator 499 Plantation Parkway Worcester, MA 01605	Electronic
Massachusetts Historical Commission	Mail a hard copy of the filing to MHC.	The MA Archives Building 220 Morrissey Boulevard Boston, MA 02125	Hard Copy
Montachusett Regional Planning Commission (MRPC)	mrpc@mrpc.org	MRPC 464 Abbott Avenue Leominster, MA 01453	Electronic
Town of Ayer Select Board	tm@ayer.ma.us	Ayer Town Hall 1 Main Street Ayer, MA 01432	Electronic
Town of Ayer Planning Board	druiz@ayer.ma.us	Ayer Town Hall 1 Main Street Ayer, MA 01432	Electronic
Town of Ayer Conservation Commission	hhampson@ayer.ma.us	Ayer Town Hall 1 Main Street Ayer, MA 01432	Electronic & Hard Copy

Town of Ayer Board of Health	sbenoint@ayer.ma.us	Ayer Town Hall 1 Main Street Ayer, MA 01432	Electronic
Natural Heritage and Endangered Species Program	melany.cheeseman@mass.gov emily.holt@mass.gov	NHSEP Division of Fisheries & Wildlife 1 Rabbit Hill Road Westborough, MA 01581	Electronic
Department of Conservation and Recreation	andy.backman@mass.gov	DCR Attn: MEPA Coordinator 251 Causeway Street Suite 600 Boston, MA 02114	Electronic

Appendix B: Figures

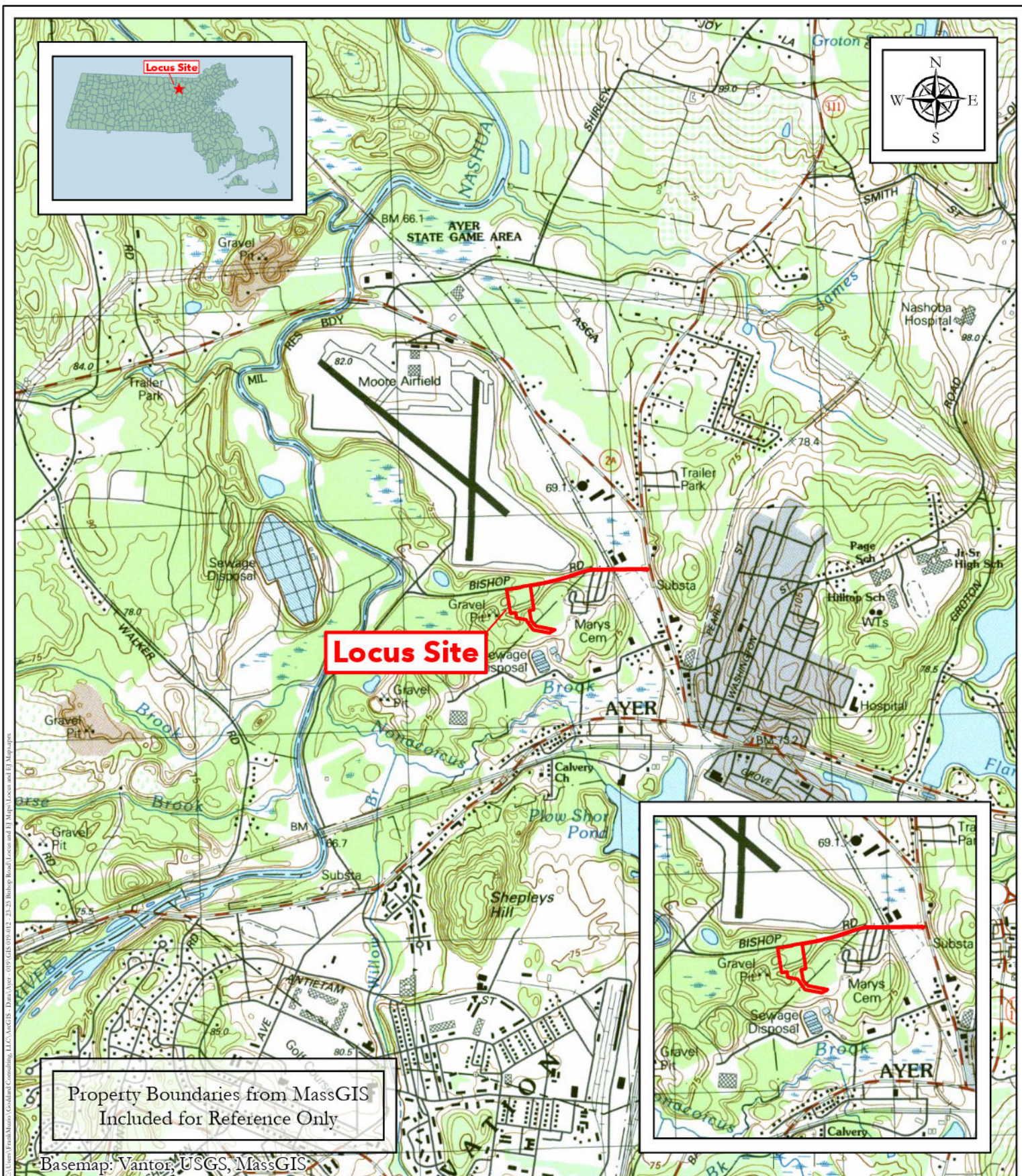


Figure 1

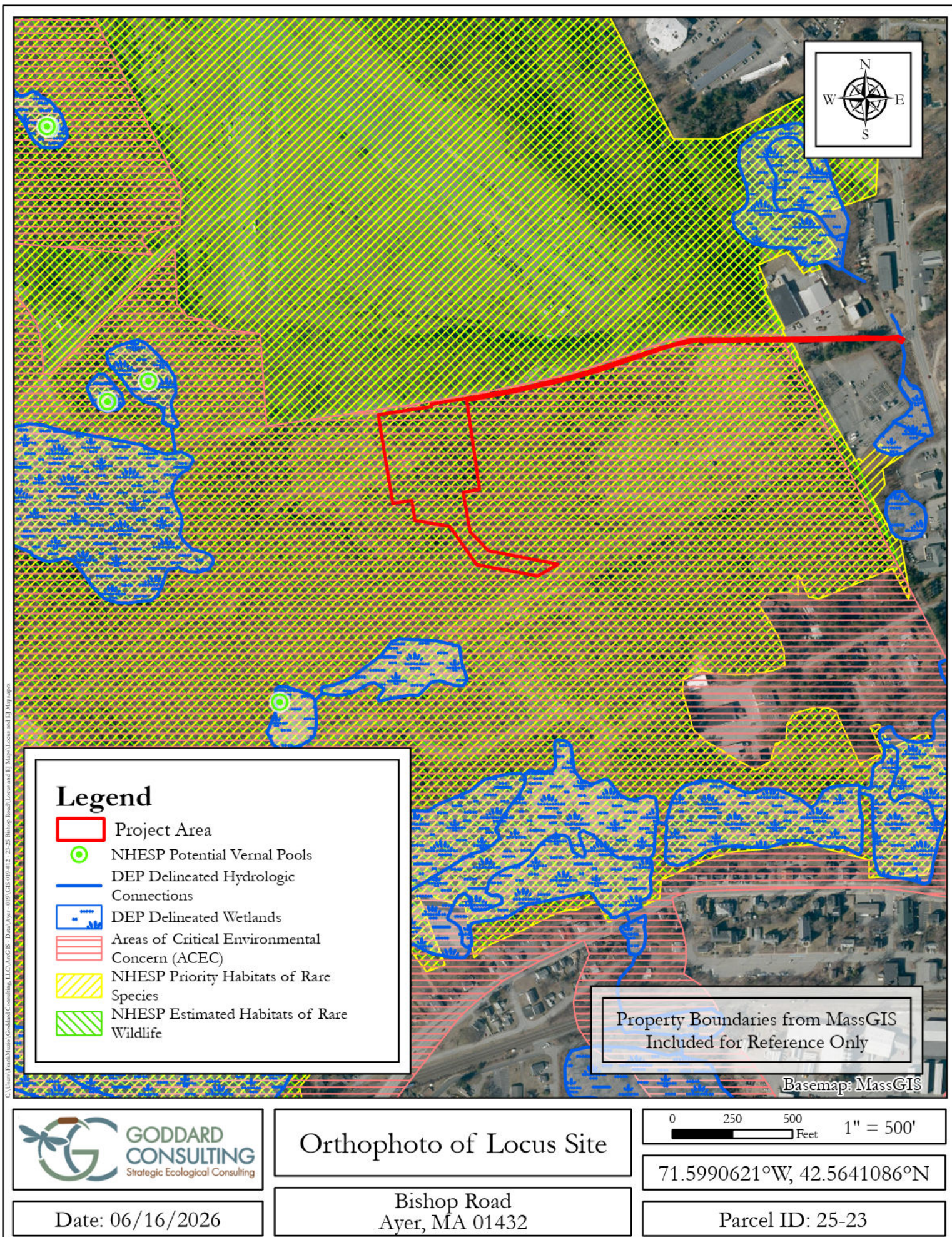
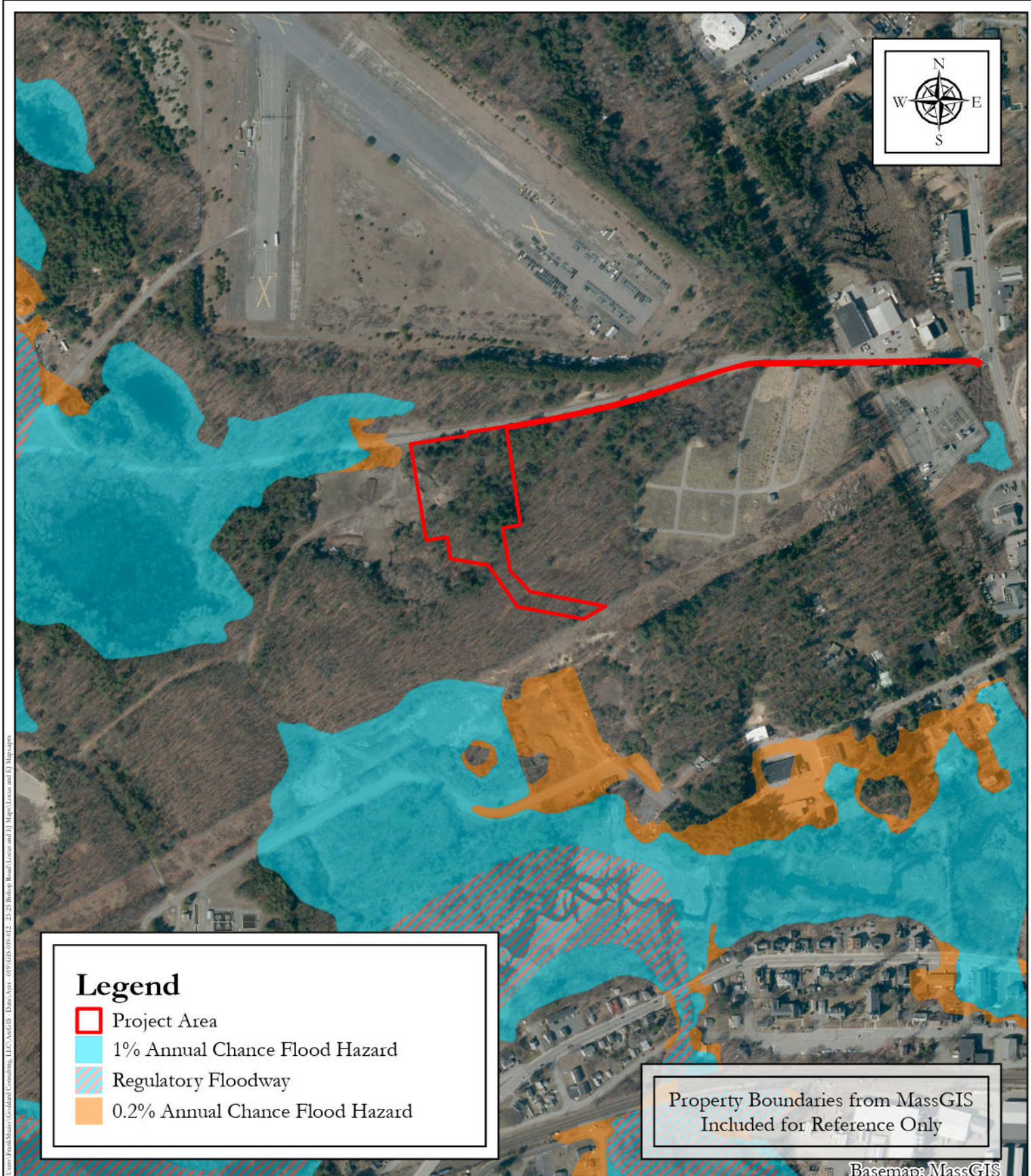


Figure 2



 GODDARD CONSULTING Strategic Ecological Consulting	FEMA Flood Map of Locus Site		0 250 500 Feet 1" = 500'
	Date: 06/16/2026		71.5990621°W, 42.5641086°N
	Bishop Road Ayer, MA 01432		Parcel ID: 25-23

Figure 3



G:\Users\josh.morris\Goddard Consulting, LLC\MapGIS Data\Year 0158 GIS 015 012 - 21-25 Bishop Road Locus and 11 Maps\Locus and 11 Maps.aprx



NRCS Soil Survey of Locus Site



71.5990621°W, 42.5641086°N

Date: 06/16/2026

Bishop Road
Ayer, MA 01432

Parcel ID: 25-23

Figure 4

 Project Area



Basemap: Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA,



Current Aerial
(2025)

0 175 350 Feet 1" = 350'

71.5972625°W, 42.5655319°N

Date: 06/16/2026

Bishop Road
Ayer, MA 01432

Parcel ID: 25-23

 Project Area



Basemap: Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA,



Historical Aerial
(1990)

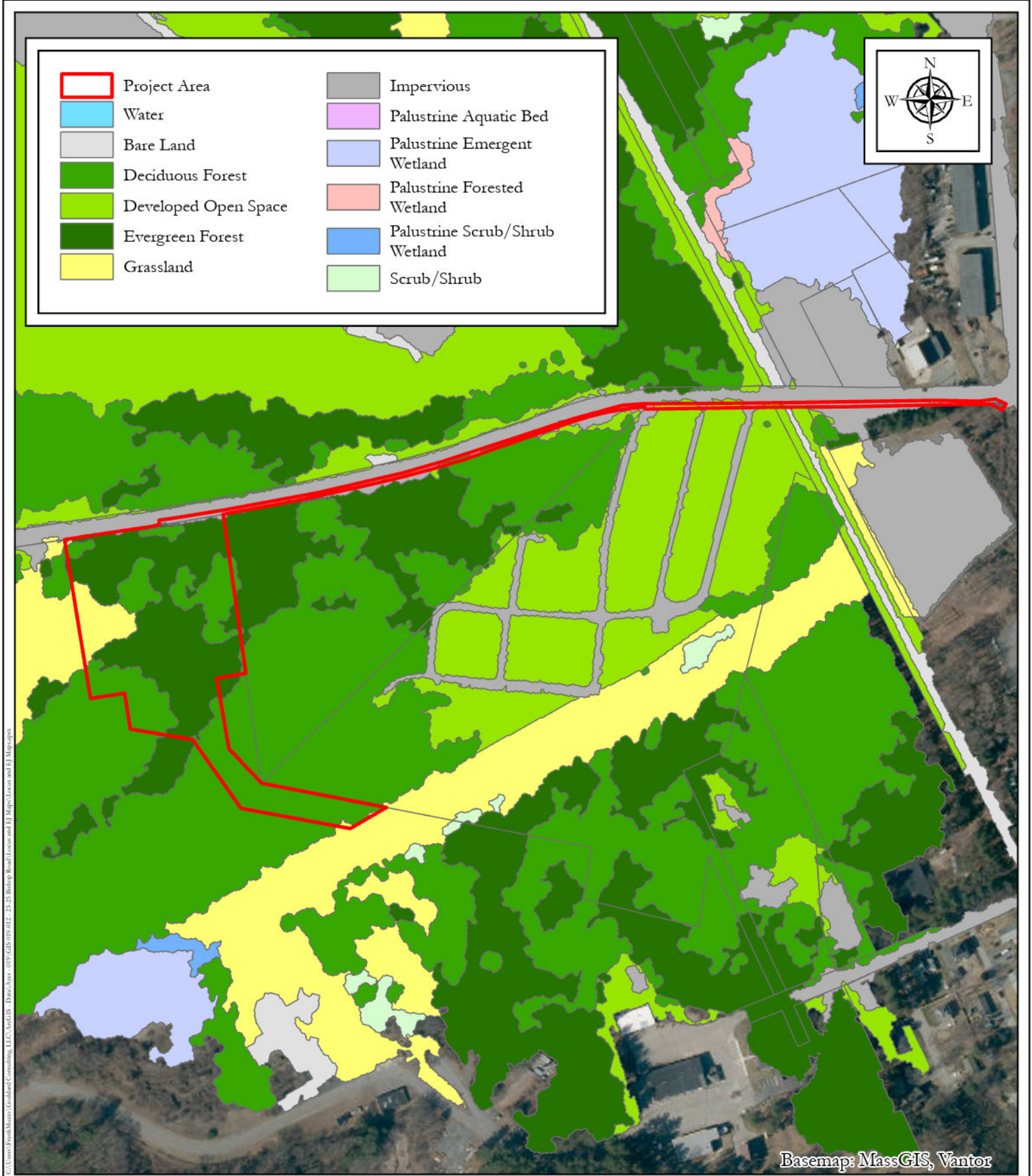
0 175 350 Feet 1" = 350'

71.5972625°W, 42.5655319°N

Date: 06/16/2026

Bishop Road
Ayer, MA 01432

Parcel ID: 25-23



G:\Users\josh.morris\Goddard Consulting, LLC\ArcGIS - Data\Ayer - 0159 GIS 015 012 - 21-23 Bishop Road\Locust and 11 Maps\Locust and 11 Maps.aprx



Date: 06/16/2026

Land Use Map

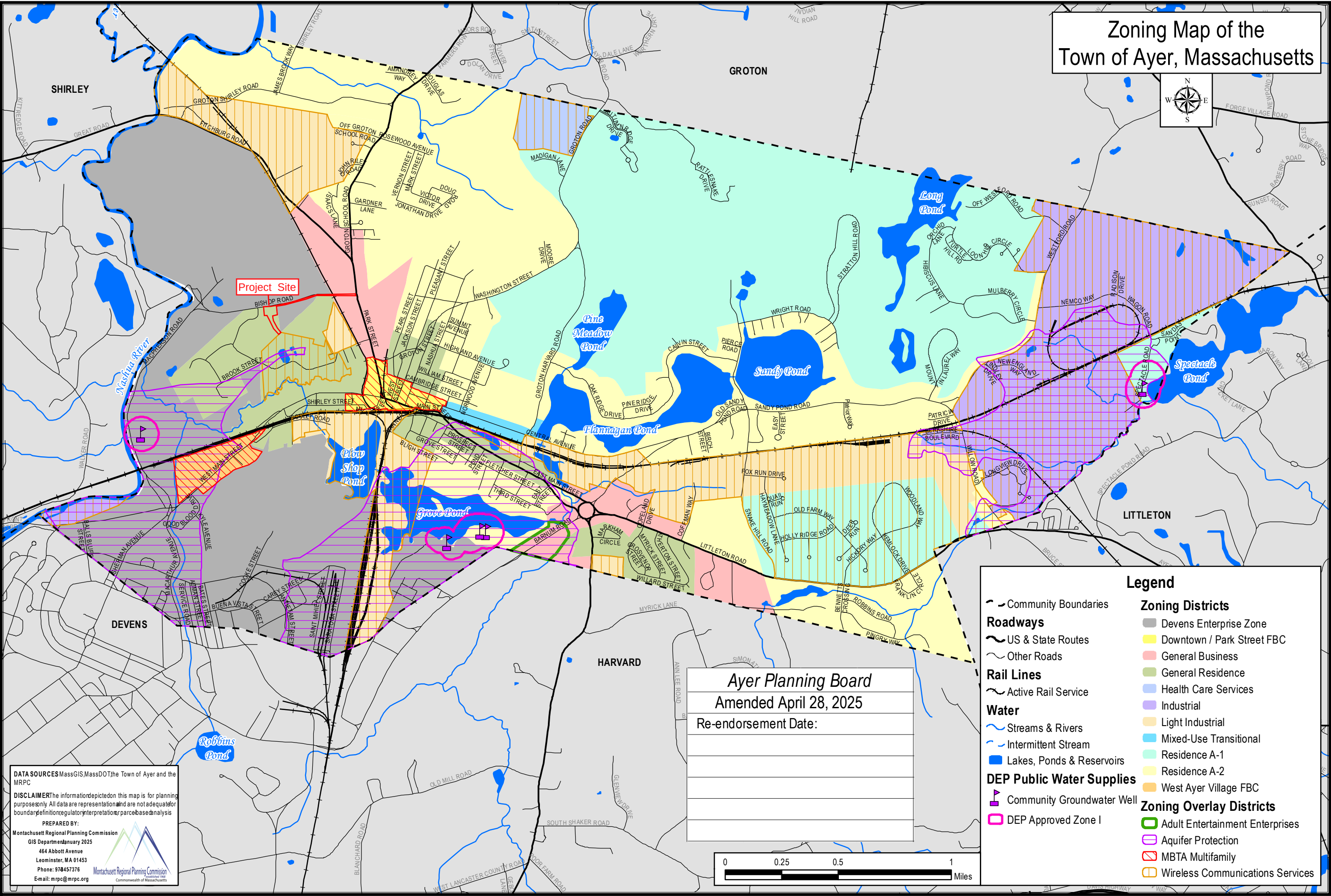
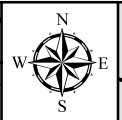
Bishop Road
Ayer, MA 01432

0 150 300 Feet 1" = 300'

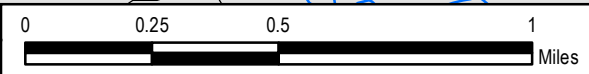
71.5967443°W, 42.565398°N

Parcel ID: 25-23

Zoning Map of the Town of Ayer, Massachusetts



Ayer Planning Board
Amended April 28, 2025
Re-endorsement Date:



DATA SOURCES MassGIS, MassDOT, The Town of Ayer and the MRPC
DISCLAIMER The information depicted on this map is for planning purposes only. All data are representation and are not adequate for boundary definition, regulatory interpretation, or parcel-based analysis.
PREPARED BY:
Montachusett Regional Planning Commission
GIS Department January 2025
464 Abbott Avenue
Leominster, MA 01453
Phone: 978-457-3736
Email: mrpc@mrpc.org

Legend

Community Boundaries

Roadways

- Community Boundaries
- US & State Routes
- Other Roads

Rail Lines

- Active Rail Service

Water

- Streams & Rivers
- Intermittent Stream
- Lakes, Ponds & Reservoirs

DEP Public Water Supplies

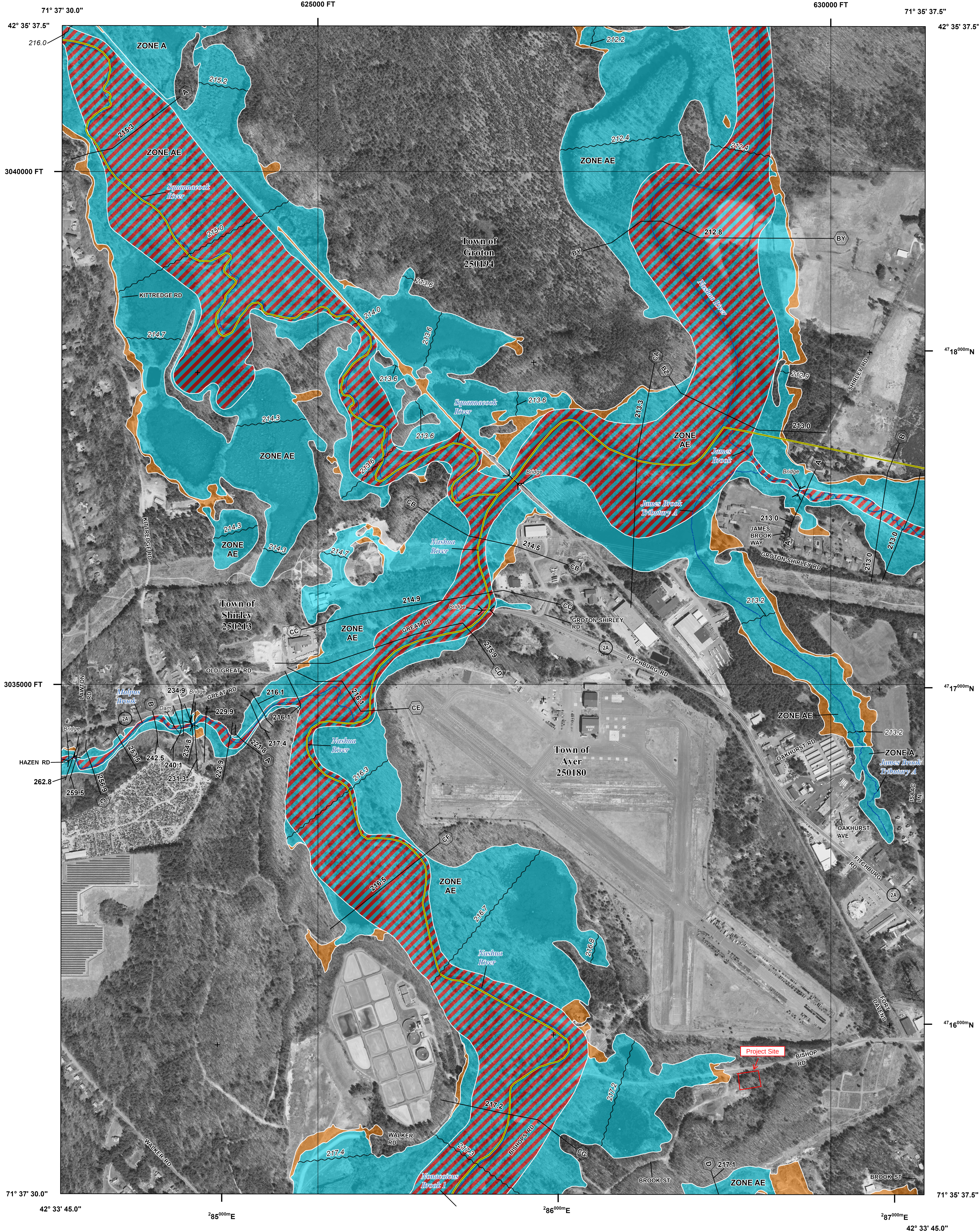
- Community Groundwater Well
- DEP Approved Zone I

Zoning Districts

- Devens Enterprise Zone
- Downtown / Park Street FBC
- General Business
- General Residence
- Health Care Services
- Industrial
- Light Industrial
- Mixed-Use Transitional
- Residence A-1
- Residence A-2
- West Ayer Village FBC

Zoning Overlay Districts

- Adult Entertainment Enterprises
- Aquifer Protection
- MBTA Multifamily
- Wireless Communications Services



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A,V,A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS		Area with Reduced Flood Risk due to Levee See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
GENERAL STRUCTURES		NO SCREEN Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
OTHER FEATURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on the FIRM uses imagery from 2019 provided by the U.S. Geological Survey at a resolution of 0.15 meter and 2016 transportation data provided by the U.S. Census Bureau with an undefined scale, and political boundaries from 2017 provided by MassGIS at a scale of 1:5,000.

SCALE

Map Projection:
NAD 1983 State Plane, Massachusetts Mainland, FIPS 2001, Feet;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

MIDDLESEX COUNTY, MASSACHUSETTS
(All Jurisdictions)

PANEL 0203 OF 0656

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
AYER, TOWN OF	250180	0203	F
GROTON, TOWN OF	250194	0203	F
SHIRLEY, TOWN OF	250213	0203	F

VERSION NUMBER 2.6.3.6
MAP NUMBER 25017C0203F
MAP REVISED July 8, 2025



AYER

Priority Habitats and Estimated Habitats

Priority Habitats, for use with the MA Endangered Species Act Regulations (321 CMR 10)
Estimated Habitats, for use with the MA Wetlands Protection Act Regulations (310 CMR 10)
Effective August 1, 2021



Natural Heritage & Endangered Species Program
1 Habitat Hill Road, Westborough, MA 01581
tel: (508) 389-6360; fax: (508) 389-7890

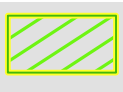
Data Sources:
Priority Habitats and Estimated Habitats: created by NHESP in 2021.
Certified Vernal Pools: created by NHESP, July 20, 2021.
Town Boundaries: 1:25,000 community boundary data, from MassGIS (updated March, 2017).
Roads: MassDOT roads, from MassGIS (updated 2018).
Digital Orthophoto: 15cm resolution, taken in 2015, from MassGIS.

 Priority Habitat of Rare Species

Project or Activity falls within Priority Habitat only:
- You must file directly with NHESP pursuant to Massachusetts Endangered Species Act (MESA)

Examples of projects: single family home, subdivision, commercial building, widening of driveway/road, beaver dam removal, etc.

Some projects or activities may be exempt from MESA filing: see 321 CMR 10.14

 Priority Habitat of Rare Species and also Estimated Habitat of Rare Wildlife

Project or Activity is within BOTH Estimated Habitat and Priority Habitat:
- Is a Notice of Intent (NOI) under wetlands regulations required?

-Yes
Send copy of NOI to NHESP and must also file under MESA (streamlined MESA-NOI filing option available)

-No
MESA filing only (see 'Priority Habitat' details at left)

For more information, see our website at: www.mass.gov/nhesp

 Certified Vernal Pools (as of July 20, 2021)

 Town Boundary

Transportation:

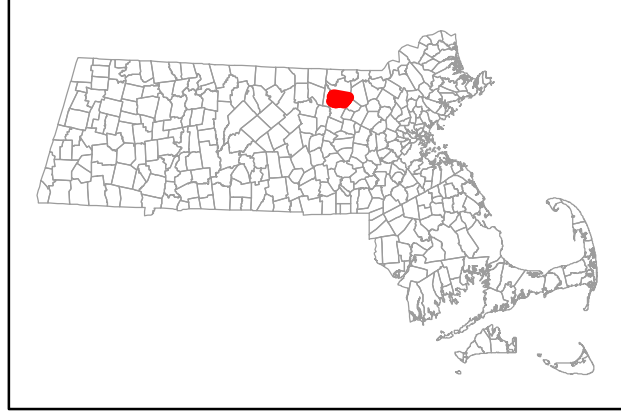
 Interstate

 U.S. Highway

 State Route

 Non-numbered Route

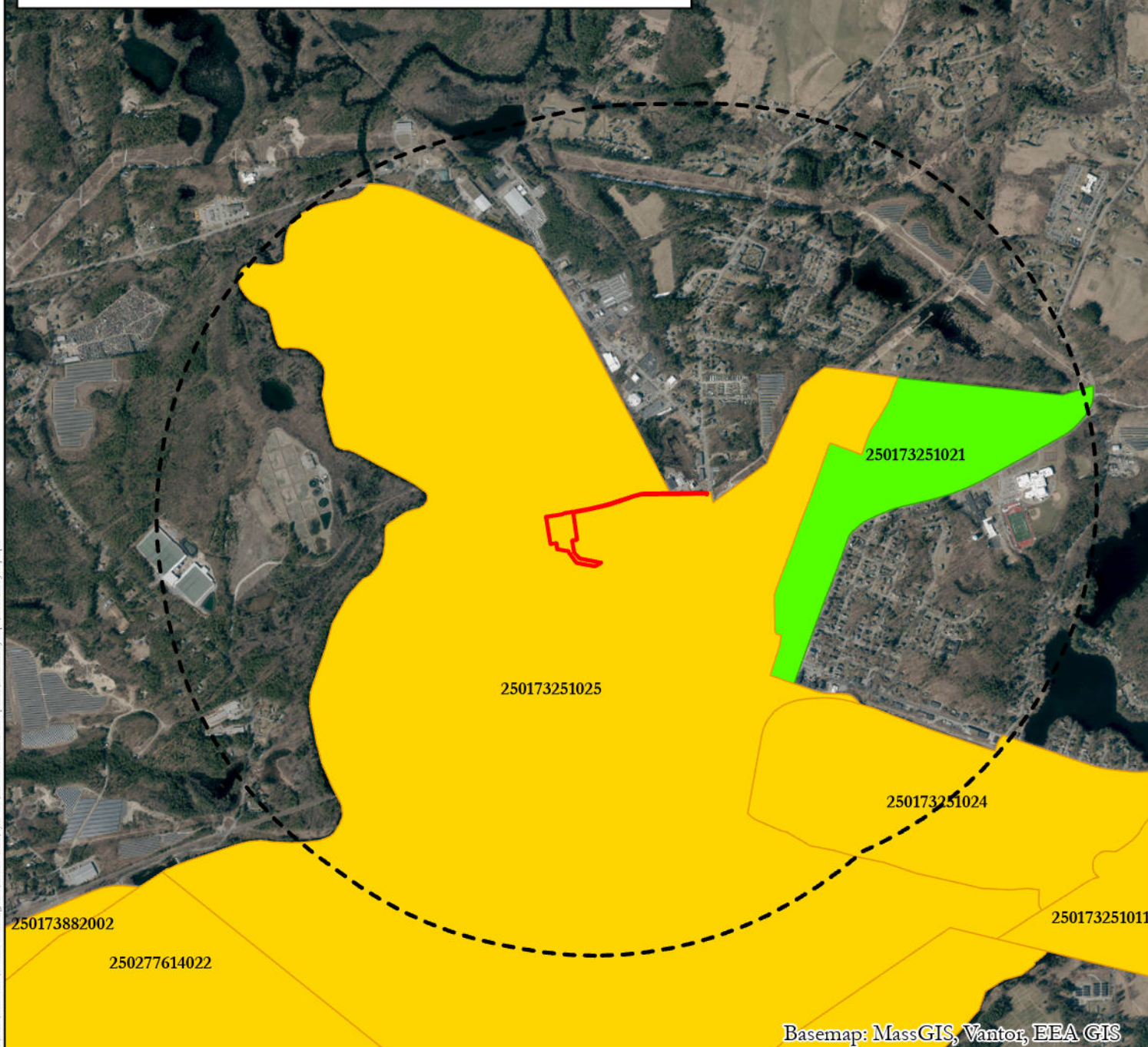
 Railroad



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs
Charlie Baker, Governor
Karyn Polito, Lt. Governor
Kathleen A. Theoharides, Secretary

City of Ayer/Parish Meadows Consulting, LLC/AyerGIS Data/Ayer 05/26/2026 GIS 015 012 - 21-25 Bishop Road/Locum and JJ Maps/Locum and JJ Maps/Ayer

- | | | | |
|---|--------------------|---|--|
|  | 5-mile Buffer |  | Minority and Income |
|  | 1-mile Buffer |  | Minority and English isolation |
|  | Project Area |  | Income and English isolation |
|  | Minority |  | Minority, Income and English isolation |
|  | Income | | |
|  | Language isolation | | |



Basemap: MassGIS, Vantor, EEA GIS



EJ Populations within 1-Mile Radius

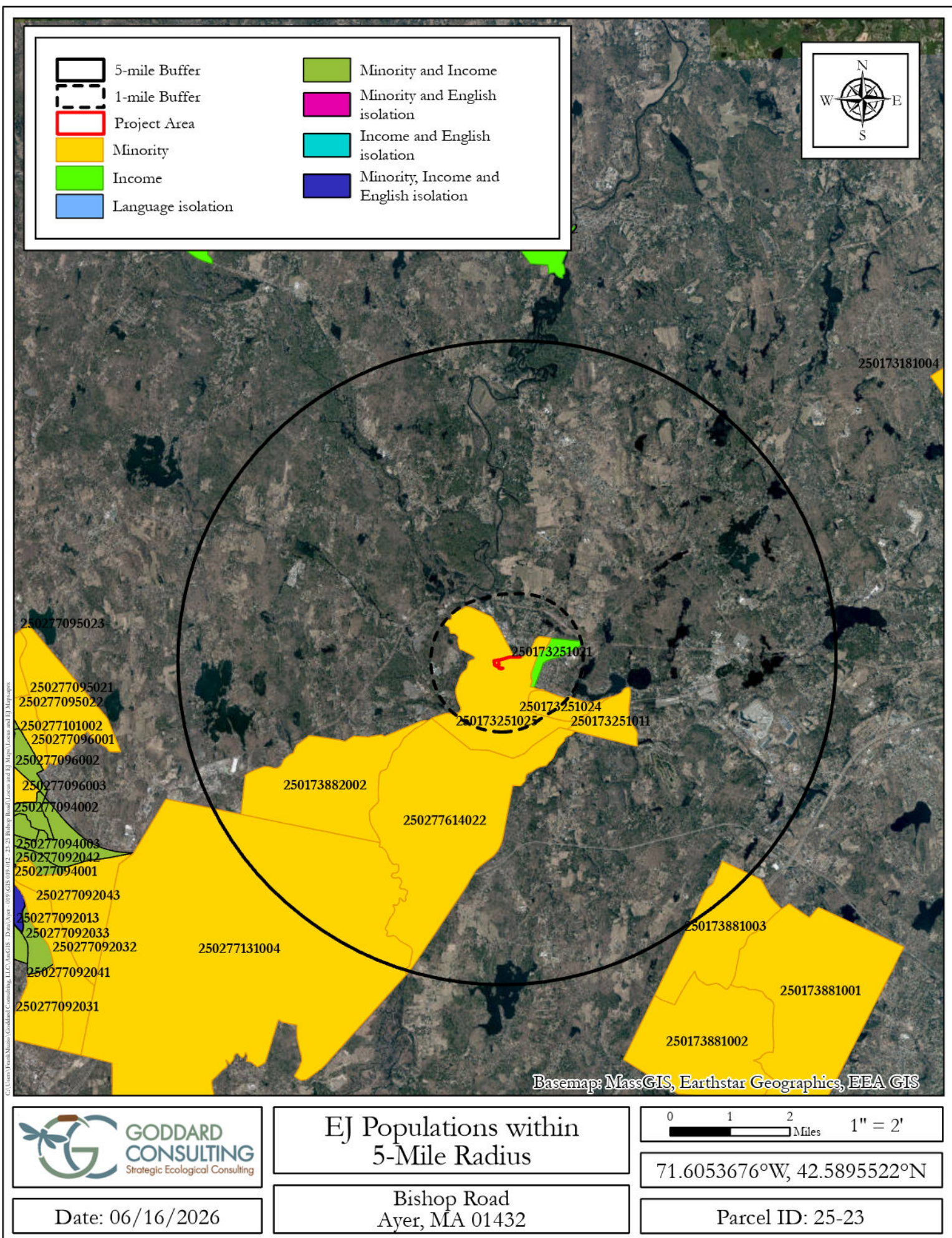
0 1,000 2,000 Feet 1" = 2,000'

71.5990482°W, 42.5706105°N

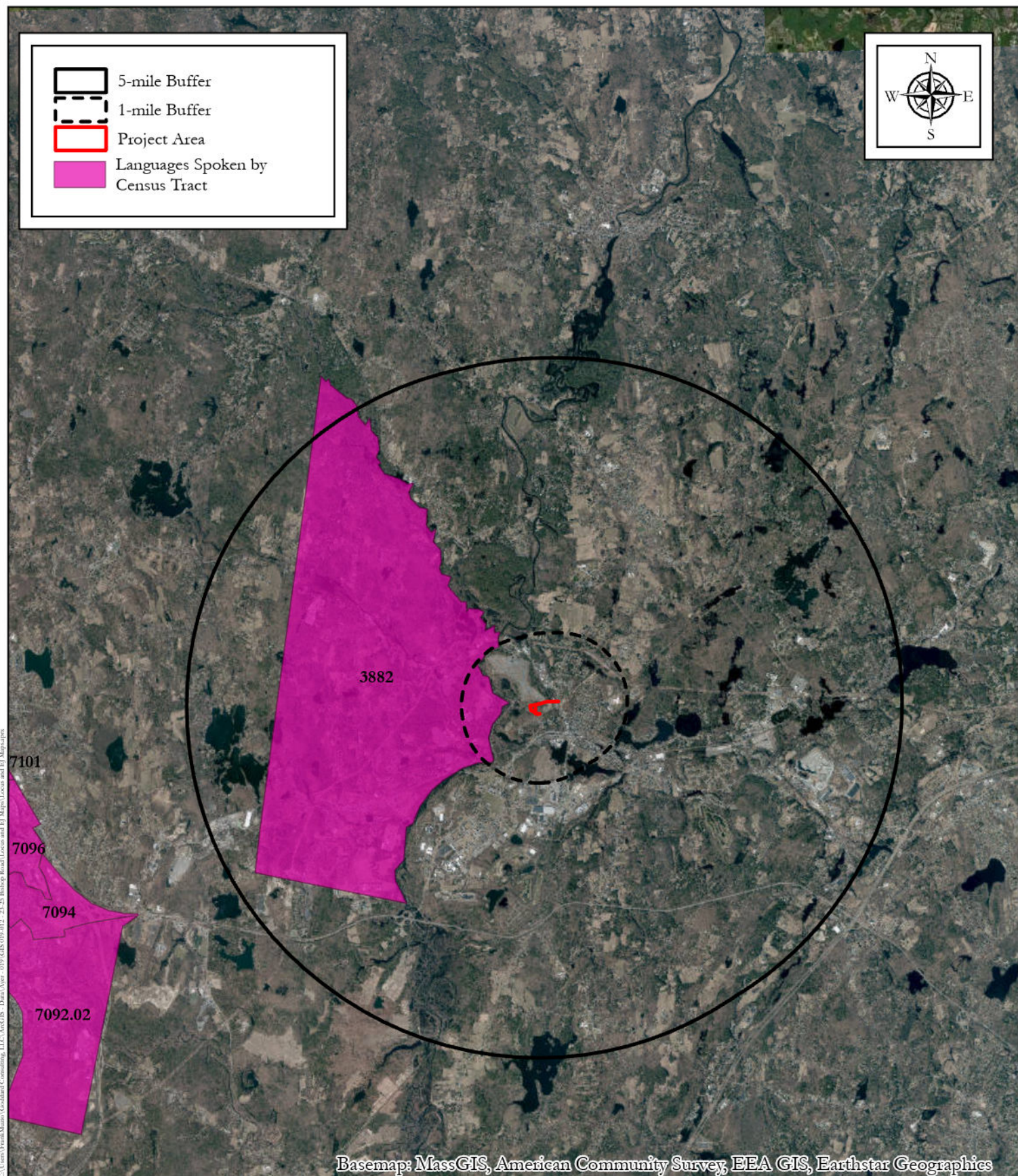
Date: 06/16/2026

Bishop Road
Ayer, MA 01432

Parcel ID: 25-23



GIS User: Frank Manno; Goddard Consulting, LLC; ArcGIS - Data Year: 05/08; GIS 015 012 - 25-23 Bishop Road Locum and 11 Maps Locum and 11 Maps



Language Isolation within 5-Mile Radius

0 1 2 Miles 1" = 2'

71.6053676°W, 42.5895522°N

Date: 06/17/2026

Bishop Road
Ayer, MA 01432

Parcel ID: 25-23

Appendix C:
Environmental Justice Materials

Printer/Export Friendly Project-Specific EJ Reference List

Populate the "Project EJ Ref List" tab to generate a printer friendly format of the list
Before printing, ensure any "blanks" are filtered from the "Contact Name" column in the table below.

Project Name: Ayer Senior Center

Project Address: 23 Bishop Road, Ayer, MA 01432

Date Generated: 2/19/2026

Municipalities in Project's DGA: Ayer, Shirley

Project-Specific EJ Reference List						
Contact Name	Title	Phone	Email	Affiliation	Contact Type	Proponent Notes (contact status, removal requests, updates)
Claire B.W. Muller	Movement Building Director	(508) 308-9261	claire@uumassaction.org	Unitarian Universalist Mass Action Network	Statewide CBO	none
Julia Blatt	Executive Director	(617) 714-4272	juliablatt@massriversalliance.org	Mass Rivers Alliance	Statewide CBO	none
Jodi Valenta	Massachusetts State Director	(617) 367-6200	Jodi.Valenta@tpl.org	The Trust for Public Land	Statewide CBO	none
Kerry Bowie	Board President	Not Provided	kerry@msaadapartners.com	Browning the GreenSpace	Statewide CBO	none
Sylvia Broude	Executive Director	(617) 292-4821	sylvia@communityactionworks.org	Community Action Works	Statewide CBO	none
Britteny Jenkins	Vice President	Not Provided	Bjenkins@clf.org	Conservation Law Foundation	Statewide CBO	none
Alex St. Pierre	Director of Communities & Toxics	Not Provided	aestpierre@clf.org	Conservation Law Foundation	Statewide CBO	none
Paulina Muratore	Director of Transportation Justice and Infrastructure	Not Provided	pmuratore@clf.org	Conservation Law Foundation	Statewide CBO	none
Breanne Frank	Associate Attorney	Not Provided	bfrank@clf.org	Conservation Law Foundation	Statewide CBO	none
Phil Papiasvili	Staff Attorney	Not Provided	ppapiasvili@clf.org	Conservation Law Foundation	Statewide CBO	none
Priya Gandbhir	Director of Clean Power	Not Provided	pgandbhir@clf.org	Conservation Law Foundation	Statewide CBO	none
Julia Carlton MacKay	Director of Community Resilience	Not Provided	jcarltonmackay@clf.org	Conservation Law Foundation	Statewide CBO	none
Amy Boyd Rabin	Vice President of Policy	(617) 221-8258	aboydrabin@environmentalleague.org	Environmental League of Massachusetts	Statewide CBO	none
Ben Hellerstein	MA State Director	(617) 747-4368	ben@environmentmassachusetts.org	Environment Massachusetts	Statewide CBO	none
Robb Johnson	Executive Director	(978) 443-2233	robb@massland.org	Mass Land Trust Coalition	Statewide CBO	none
Cindy Luppi	New England Director	(617) 338-8131 x208	cluppi@cleanwater.org	Clean Water Action	Statewide CBO	none
Dálida Rocha	Executive Director	Not Provided	dalida@n2nma.org	Neighbor to Neighbor Mass.	Statewide CBO	none
Lena Entin	Director of Individual Giving	Not Provided	lena@n2nma.org	Neighbor to Neighbor Mass.	Statewide CBO	none
Danny Timpona	Organizing Director	Not Provided	danny@n2nma.org	Neighbor to Neighbor Mass.	Statewide CBO	none
Miles Gresham	Campaign Director	Not Provided	miles@n2nma.org	Neighbor to Neighbor Mass.	Statewide CBO	none
Rob Moir	Executive Director	Not Provided	rob@oceanriver.org	Ocean River Institute	Statewide CBO	none

Supplemental Community Contacts				
Contact Name	Title	Affiliation	Email	Phone
Patricia Stern	Executive Director	Loaves & Fishes Food Pantry, Inc	Not Provided	(978) 772-4627
Randy Clemence & Brenda Magno	Co-Presidents	Ayer-Shirley Education Foundation	info@ayershirleyeducationfoundation.org	(978) 772-8600
Kevin Corrado	Publisher	Nashoba Valley Voice	kcorrado@medianewsgrupp.com	(978) 970-4807
Robert Pontbriand	Town Manager	Town of Ayer	Not Provided	(978) 772-8220 ext. 100
Ray Friedlander	Economic Development Director	Town of Ayer	frwill@nashobacatholic.org	(978) 772-2414
Luke Krikland	Library Director	Ayer Library	lkirkland@cwmars.org	(978) 772-8250
No Provided	Not Provided	Watt Phnom Serei Cambodian Temple	butbuntenh@gmail.com	(267) 356-2976
Migdalia Velez	President	Spanish American Center (Leominster)	Not Provided	(978) 534-3145
Nathalie Rivera-Castro	President	Centro Celeste (Fitchburg)	contact@centrocelestecomm	(978) 728-8627
Diego Leonardo	Founder	Latinx Community Center for Empowerment	info@latinxcenter.org	(781) 921-5893
Not Provided	Not Provided	Shepard of the Valley Church	office@sov-lc.org	(978) 540-0768
Not Provided	Not Provided	El Bohio Restaurant	elbohiorestaurant1@gmail.com	(978) 342-7510
Katie Petrossi	Director	Ayer Council on Aging	Not Provided	(978) 772-8260
Susan Copeland	Town Clerk	Town of Ayer	Not Provided	(978) 772-8220 ext. 108
George Bacon	Chair	Ayer Historical Commission	Not Provided	(978) 772-8220 ext. 100
Heather Hampson	Conservation Agent	Ayer Conservation Commission	Not Provided	(978) 772-8220 ext. 143
Michael Detellion	Veteran's Services Officer	Ayer Office of Veteran's Services	Not Provided	(978) 772-8220 ext. 148
Adam Renda	Superintendent	Ayer-Shirley Regional School District	arendas@asrsd.org	(978) 772-8600
Not Provided	Not Provided	Ayer Cultural Council	culturalcouncil@ayer.ma.us	Not Provided
Sharon Jerome Ripley	CEO	United Native American Cultural Center, Inc.	unacc29@gmail.com	(248) 222-0242
Not Provided	Not Provided	People of Ayer Concerned about the Environment	PACEayer@gmail.com	Not Provided

Printer/Export Friendly Project-Specific EJ Reference List

Populate the "Project EJ Ref List" tab to generate a printer friendly format of the list
Before printing, ensure any "blanks" are filtered from the "Contact Name" column in the table below.

Project Name: Ayer Senior Center
Project Address: 23 Bishop Road, Ayer, MA 01432
Date Generated: 2/19/2026
Municipalities in Project's DGA: Ayer, Shirley

Project-Specific EJ Reference List						
Contact Name	Title	Phone	Email	Affiliation	Contact Type	Proponent Notes (contact status, removal requests, updates)
Vickash Mohanka	Director, MA Chapter	Not Provided	vick.mohanka@sierraclub.org	Sierra Club MA	Statewide CBO	none
Heidi Ricci	Director of Policy	Not Provided	hricci@massaudubon.org	Mass Audubon	Statewide CBO	none
Bettina Washington	Tribal Historic Preservation Officer	(508) 560-9014	thpo@wampanoagtribe-nsn.gov	Wampanoag Tribe of Gay Head (Aquinnah)	Federal Tribe	none
Brian Weeden	Chair	(774) 413-0520	Brian.Weeden@mwtribe-nsn.gov	Mashpee Wampanoag Tribe	Federal Tribe	none
Nakia Hendricks Jr.	Office Manager	Not Provided	106Review@mwtribe-nsn.gov	Mashpee Wampanoag Tribe	Federal Tribe	none
David Weeden	THPO/Director	(774) 327.0068	David.Weeden@mwtribe-nsn.gov	Mashpee Wampanoag Tribe	Federal Tribe	none
Alma Gordon	President	Not Provided	tribalcouncil@chappaquiddickwampanoag.org	Chappaquiddick Tribe of the Wampanoag Nation	Indigenous Org	none
Cheryll Toney Holley	Chair	(774) 317-9138	cholley@nipmuc.gov	Nipmuc Nation (Hassanamisco Nipmucs)	Indigenous Org	none
John Peters, Jr.	Executive Director	(617) 573-1292	john.peters@mass.gov	Massachusetts Commission on Indian Affairs (MCIA)	Indigenous Org	none
Melissa Ferretti	Chair	(508) 304-5023	melissa@herringpondtribe.org	Herring Pond Wampanoag Tribe	Indigenous Org	none
Patricia D. Rocker	Council Chair	Not Provided	rockerpatriciad@verizon.net	Chappaquiddick Tribe of the Wampanoag Nation, Whale Clan	Indigenous Org	none
Raquel Halsey	Executive Director	(617) 232-0343	rhalsey@naicob.org	North American Indian Center of Boston	Indigenous Org	none
Cora Pierce	Not Provided	Not Provided	rhalsey@naicob.org	Pocasset Wampanoag Tribe	Indigenous Org	none
Elizabeth Solomon	Not Provided	Not Provided	Coradot@yahoo.com	Massachusetts Tribe at Ponkapoag	Indigenous Org	none

Supplemental Community Contacts					
Contact Name	Title	Affiliation	Email	Phone	
Charlene Ketcham & Meagan Valentine	Co Presidents	Page Hilltop Parent Teacher Organization	pagehilltoppto@gmail.com	Not Provided	
Not Provided	Not Provided	Ayer Community School	ayercommunityschool@verizon.net	(978) 772-1234	
Jose Banchs	Chair	Nashoba Valley Chamber of Commerce	director@nvcoc.com	(978) 425-5761	
Carolyn Read	Executive Director	North Central Massachusetts Habitat for Humanity	carolyn@ncmnhabitat.org	(978) 348-2749 ext. 206	
Jeff Bercume	CEO	Boys & Girls Club of Fitchburg and Leominster	jbercume@bgcfl.org	(978) 534-8353	
Not Provided	Not Provided	House of Peace & Education, Inc.	hope@hopegardner.org	(978) 632-0400	
Valery St. Natus	Senior Pastor	Leominster Spanish SDA Church	iasdhispanadeleominster@gmail.com	Not Provided	

Environmental Justice Screening Form

Project Name	Ayer Senior Center
Anticipated Date of MEPA Filing	May 2026
Proponent Name	Ayer Department of Public Works
Contact Information (e.g., consultant)	Owen Kramer, owen@goddardconsultingllc.com , (508) 393-3784
Public website for project or other physical location where project materials can be obtained (if available)	Additional information can be found here: https://www.ayer.ma.us/423/Senior-Center-Building-Committee https://www.ayer.ma.us/DocumentCenter/View/2938/Senior-Center-Four-Page-Pamphlet-012225-PDF
Municipality and Zip Code for Project (if known)	Ayer, MA 01432
Project Type* (list all that apply)	Recreation
Is the project site within a mapped 100-year FEMA flood plain? Y/N/ unknown	No
Estimated GHG emissions of conditioned spaces (click here for GHG Estimation tool)	20.9 TPY

Project Description

1. Provide a brief project description, including overall size of the project site and square footage of proposed buildings and structures if known. The project involves the construction of a senior center with an associated parking lot and pickle ball courts. The entire facility will occupy approximately 1.57 acres within a 3.37 acre lot. Additionally, the extension and connection of nearby water and electrical utilities are proposed. Site work will consist of tree removal, grubbing, minor grading, installation of stormwater basin, trenching for the extension of water line, facility construction, and clearing, grading, and installation of power poles. Access to the site will be provided via an existing gravel road off Bishop Road. Under the conditions of the Conservation & Management Permit that is anticipated to be received from MassWildlife's Natural Heritage & Endangered Species Program, some form of Conservation Restriction and/or mitigation will be implemented on the lot or adjacent town-owned land. The facility is expected to operate for approximately 50 years.
2. List anticipated MEPA review thresholds (301 CMR 11.03) (if known) 301 CMR 11.03 (2)(b)(2): Greater than two acres of disturbance of designated priority habitat, as defined in 321 CMR 10.02, that results in a take of a state-listed endangered or threatened species or species of special concern.

301 CMR 11.03 (11)(b): Any Project of ½ or more acres within a designated ACEC, unless the Project consists solely of one single family dwelling.

3. List all anticipated state, local and federal permits needed for the project (if known)

Conservation & Management Permit from Mass Division of Fisheries and Wildlife NHESP
National Pollutant Discharge Elimination System (NPDES) Construction General Permit
Town of Ayer Stormwater Permit
Ayer Building Permit
Planning Board Approval

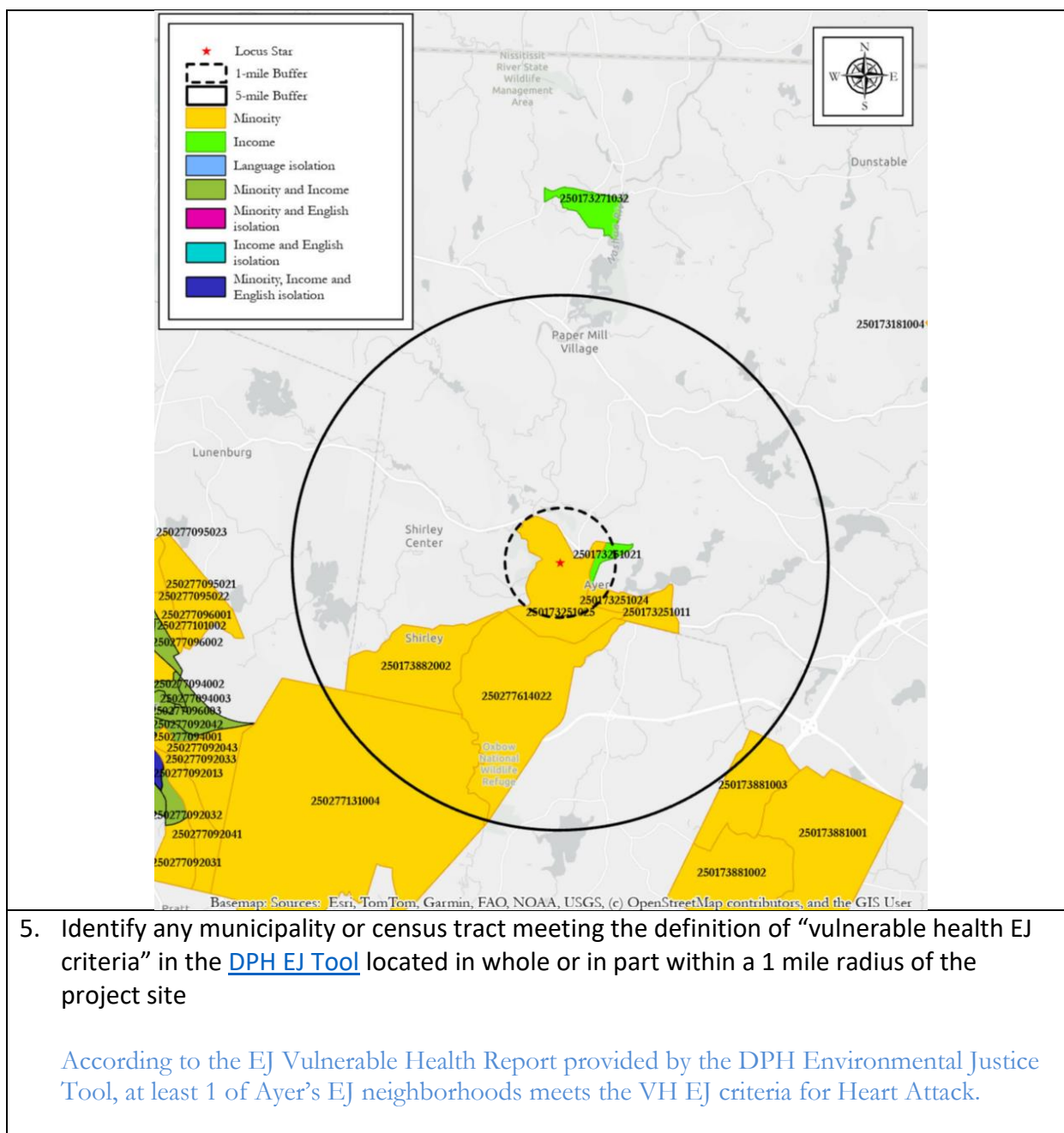
4. Identify EJ populations and characteristics (Minority, Income, English Isolation) within 5 miles of project site (can attach map identifying 5-mile radius from [EJ Maps Viewer](#) in lieu of narrative)

The project site is located within one mile from Environmental Justice (EJ) populations characterized as Minority (Block 4 & 5, Census Tract 3251.02) and Income (Block 1, Census Tract 3251.02). The project site is located within five miles of other EJ populations defined by Minority and Language (Tract 3882). In these areas, Spanish/Spanish Creole is spoken by five percent or more of the total tract population. The proponent has and will continue to provide translated materials and interpretation services, as needed, for all future public notices, meetings, and key project communications throughout the remainder of the MEPA Review.

All EJ populations within 5 miles of the project site are shown below in a both a table and map.

All EJ Populations within Five Miles of the Project Site
(M=Minority, I=Income)

Block Group	Census Tract	Municipality	EJ Criteria	Percent Minority	Percent of Limited English Households	Block Group 2020 MHHI as Pct. 2020 HH Income
5	3251.02	Ayer	M	40	0	81
4	3251.02	Ayer	M	29	0	97
1	3251.02	Ayer	M	27	0	98
1	3251.02	Ayer	I	19	5	62
2	7614.02	Harvard	M	48	0	158
4	7131	Lancaster	M	36	0	129
2	3882	Shirley	M	41	2	82
3	3881	Boxborough	M	32	3	69



6. Identify potential short-term and long-term environmental and public health impacts that may affect EJ Populations and any anticipated mitigation

Short-Term

During construction, temporary impacts such as noise, dust, and increased construction activity may minimally affect neighboring areas, including nearby Environmental Justice (EJ) populations. Efforts will be taken to minimize or eliminate these impacts. These impacts are expected to be limited in duration and scope, occurring only during active construction. To minimize potential affects on air quality and public health – particularly important given that one of Ayer’s EJ neighborhoods meets the Vulnerable Health (VH) criteria for Heart Attack – construction crews will comply with Massachusetts General Law Chapter 90, Section 16A and the MassDEP Idling Reduction Regulation (310 CMR 7.11(1)(b)) to reduce unnecessary noise and vehicle emissions. Dust control measures such as periodic watering of disturbed areas and covering of loose materials will be implemented to minimize airborne particulates.

Long-Term

Once operational, the senior center is expected to have minimal long-term environmental impacts outside of the removal of 3 acres of forest and long-term utility use. The project will be low footprint to protect the environmental interests of the Commonwealth and the people of Ayer. Additionally, the project will provide a suitable space to address the needs of Ayer’s aging population. The senior center will provide programs that help seniors stay physically fit, provide opportunities to socialize and avoid the perils of loneliness and isolation. It will also offer opportunities to engage the mind, opportunities to volunteer, and are a single destination for vital social services that address food insecurity, health insurance coverage, housing, and financial hardships associated with fixed incomes.

Further, the project will permanently preserve undeveloped portions of the site under a Conservation Restriction, maintaining open space and supporting local habitat connectivity. The project’s design and construction will follow erosion and sedimentation control best management practices (BMPs), stormwater management requirements, and other state and local environmental standards to avoid or minimize long-term impacts on both the environment and surrounding communities.

Additional mitigation and monitoring measures will be refined and described further in the EIR and subsequent permitting stages to ensure continued protection of environmental quality and public health, with particular attention to identified EJ neighborhoods.

7. Identify project benefits, including “Environmental Benefits” as defined in 301 CMR 11.02, that may improve environmental conditions or public health of the EJ population

The proposed senior center is anticipated to benefit Environmental Justice (EJ) populations within the vicinity of the project area through a range of environmental, public health, and community improvements. The project will improve public health by providing a space for seniors participate in physical activities, mind engaging activities, and social events. The senior center will also provide services that address food insecurity, health insurance coverage, housing, and financial hardships associated with fixed incomes, all of which are particularly important to nearby EJ populations.

The project will improve the environment by protecting a portion of land on or adjacent to

the locus site under a permanent Conservation Restriction. (CR), ensuring long-term protection of natural resources and habitat connectivity. By combining community services with meaningful conservation measures, the project supports the long-term environmental and public health interest of the residents of Ayer and surrounding communities.

The project will also provide economic benefits for the Ayer community. Construction activities will create temporary employment opportunities for regional contractors, laborers, and suppliers, while the senior center itself will create permanent jobs that generate local income. Senior centers also typically contract with local fitness instructors, art teachers, musicians, and health professionals, creating ongoing revenue streams for local independent professionals.

Since the senior center will be open to the community at large, Environmental Justice populations in the area can expect to benefit from access to these facilities and programs.

8. Describe how the community can request a meeting to discuss the project, and how the community can request oral language interpretation services at the meeting . Specify how to request other accommodations, including meetings after business hours and at locations near public transportation.

Community members may request a meeting to discuss the project by contacting Owen Kramer at owen@goddardconsultingllc.com. A public outreach meeting will be held for the project locally with the EJ distribution list to be notified. Requests for oral language interpretation services at a meeting should also be directed to the email, preferably at least one week in advance to ensure availability. Translation services are readily available as needed by request, particularly for Spanish and Spanish Creole Speakers. Meetings will generally be held at the Ayer Library, Senior Center, Town Hall, or other local public buildings to best accommodate the local community. All meetings will be advertised appropriately and with special attention to Environmental Justice (EJ) communities to ensure broad awareness and participation.

**MEPA Project Types [Note: this list can be omitted when circulating this form.]*

Article 97	Marijuana
Agriculture	Marine Industrial
Airport	Master Plan – Development
Aquaculture/Shellfish	Master Plan – Urban Renewal Plan
Beach/Coastal Nourishment	Other (Specify)
Coastal Infrastructure	Recreation
Commercial - Office/Lab/R&D	Regulations
Commercial - Hotel	Remediation
Commercial - Warehouse	Residential
Commercial- Retail	Resiliency
Dam Removal	Solid Waste
Dam Repair/Replacement	Transportation – Roadways/transit
Dredging	Transportation - Trails
Ecological Restoration	Wastewater – Treatment/conveyance
Energy Generation	Wastewater - CWMP

Energy Storage	Water Supply - New Source
Energy Transmission	Water Supply – Treatment/conveyance
Industrial	
Institutional - Educational	

Formulario de evaluación de Justicia ambiental

Nombre del proyecto	Centro de la tercera edad de Ayer
Fecha prevista de radicación con MEPA	Mayo 2026
Nombre del solicitante	Departamento de obras públicas de Ayer
Información de contacto (p. ej. consultor)	Owen Kramer, owen@goddardconsultingllc.com , (508) 393-3784
Página web pública del proyecto u otra ubicación física donde se pueden obtener materiales del proyecto (si están disponibles)	Se puede encontrar información adicional en: https://www.ayer.ma.us/423/Senior-Center-Building-Committee https://www.ayer.ma.us/DocumentCenter/View/2938/Senior-Center-Four-Page-Pamphlet-012225-PDF
Municipalidad y código postal del proyecto (si se conoce)	Ayer, MA 01432
Tipo de proyecto* (indique todo lo que proceda)	Recreativo
¿Se encuentra el emplazamiento del proyecto dentro de una llanura pluvial de 100 años cartografiada por FEMA? S/N/ no se sabe	No
Emisiones previstas de GEI de los espacios climatizados (haga click aquí para acceder a una herramienta de cálculo de GEI)	20.9 TPY

Descripción del proyecto

1. Dar una descripción breve del proyecto, que incluya el tamaño total del emplazamiento del proyecto y la superficie en pies cuadrados de los edificios y estructuras propuestos, si se conoce.

El proyecto supone la construcción de un centro de la tercera edad con su respectivo estacionamiento y canchas de pickleball. La instalación completa ocupará aproximadamente 1,57 acres de una parcela de 3,37 acres. Además, se propone la ampliación y acometida de las redes cercanas de agua y electricidad. Las obras consistirán en tala de árboles, desraizado, movimientos menores de tierras, instalación de balsa de aguas pluviales, excavación de zanjas para la ampliación de tuberías de agua, construcción de la instalación, y desmonte, nivelación e instalación de posteo eléctrico. El acceso a la obra será a través de un camino de grava existente que parte de Bishop Road. Según las condiciones del permiso de conservación y gestión que se espera recibir del Programa de patrimonio natural y especies en peligro de extinción de *MassWildlife*, se aplicará algún tipo de restricción de conservación y/o mitigación en la parcela, o en el terreno adyacente y perteneciente al municipio. Se anticipa que la instalación esté operativa aproximadamente unos 50 años.

2. Enumerar todos los umbrales de revisión de *MEPA* (301 CMR 11.03) (si se conoce)

301 CMR 11.03 (2)(b)(2): Alteración de más de dos acres de hábitats designados como prioritarios, según se define en 321 CMR 10.02, que afecte a una especie en peligro o bajo amenaza o una especie de especial preocupación de las mencionadas por el estado.

301 CMR 11.03 (11)(b): Cualquier proyecto de ½ acre o más dentro de un *ACEC* designado, a menos que el proyecto consista únicamente de una vivienda unifamiliar.

3. Enumerar todos los permisos estatales, locales y federales previstos y necesarios para el proyecto (si se conoce)

Permiso de conservación y gestión de la División de pesca y vida silvestre de Massachusetts
NHESP

Permiso general de construcción del Sistema nacional de eliminación de vertido de contaminantes (*NPDES*, por sus siglas en inglés)

Permiso de aguas pluviales de Ayer

Licencia de obras de Ayer

Aprobación de la comisión de urbanismo

4. Identificar las poblaciones *EJ* y características (minoría, ingresos, aislamiento por el inglés) en un radio de 5 millas del emplazamiento del proyecto (se puede adjuntar el mapa que identifique el radio de 5 millas del [visualizador de mapas EJ](#) en vez de la descripción)

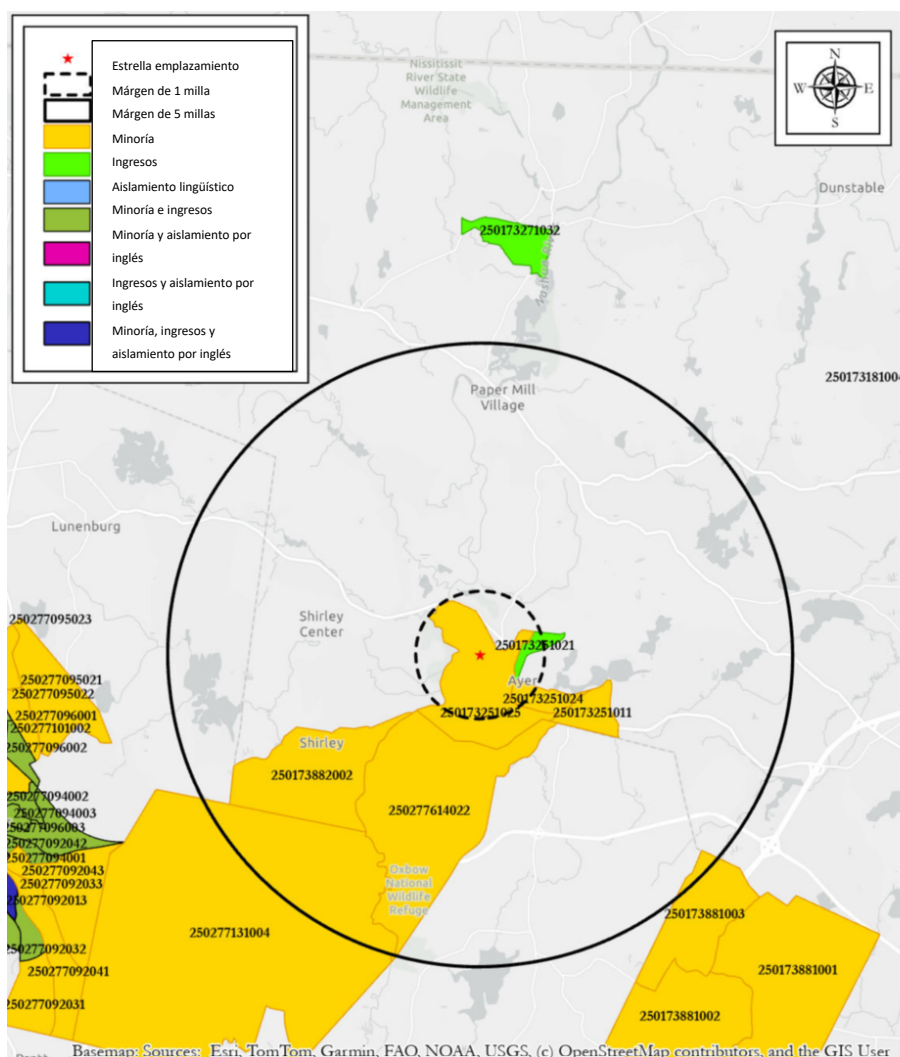
El emplazamiento del proyecto se encuentra dentro del radio de una milla de las poblaciones de Justicia ambiental (*EJ*, por sus siglas en inglés) caracterizadas como minorías (Bloque 4 y 5, Sector censal 3251.02) e ingresos (Bloque 1, Sector censal 3251.02). El emplazamiento del proyecto se encuentra dentro de un radio de cinco millas de otras poblaciones *EJ* definidas por minorías e idioma (Sector 3882). En estas áreas, el cinco por ciento o más de la población total del sector habla español/español criollo. El solicitante ha ofrecido, y continuará ofreciendo, materiales traducidos y servicios de interpretación, según sea necesario, para todas las futuras notificaciones públicas, reuniones, y comunicaciones claves del proyecto durante el proceso de la revisión de *MEPA*.

A continuación, se muestran todas las poblaciones *EJ* dentro de un radio de 5 millas del emplazamiento del proyecto, tanto en gráfica como en mapa.

Todas las poblaciones *EJ* en un radio de cinco millas del emplazamiento del proyecto
(M=Minoría, I=Ingresos)

Grupo de bloques	Sector censal	Municipalidad	Criterios de <i>EJ</i>	% de minoría	% de hogares con inglés limitado	2020 Grupo de bloques <i>MHHI</i> según el % de ingresos familiares en 2020
5	3251.02	Ayer	M	40	0	81

4	3251.02	Ayer	M	29	0	97
1	3251.02	Ayer	M	27	0	98
1	3251.02	Ayer	I	19	5	62
2	7614.02	Harvard	M	48	0	158
4	7131	Lancaster	M	36	0	129
2	3882	Shirley	M	41	2	82
3	3881	Boxborough	M	32	3	69



5. Identificar cualquier municipalidad o sector censal que se encuentre en todo o en parte en un radio de 1 milla del emplazamiento del proyecto y cumpla con la definición de “criterios de *EJ* en poblaciones de salud vulnerable” en la [herramienta DPH EJ](#) .

Según el informe de poblaciones de salud vulnerable de *EJ* aportado por la herramienta de Justicia ambiental del DPH, por lo menos 1 de los vecindarios de *EJ* de Ayer cumple con los criterios de *EJ* *VH* como zona de riesgo de ataques cardíacos.

6. Identificar posibles repercusiones ambientales y de salud pública a corto y largo plazo que puedan afectar a las poblaciones *EJ*, y cualquier medida de mitigación prevista

A corto plazo

Durante la construcción, las áreas colindantes pueden verse mínimamente afectadas temporalmente por ruido, polvo y una mayor actividad de construcción, que incluiría a las poblaciones cercanas de Justicia ambiental (*EJ*). Se tomarán medidas para minimizar o eliminar estos impactos. Se anticipa que estos impactos tengan una duración y alcance limitados, y sucederán solo durante la fase de construcción activa. Para minimizar los posibles efectos en la calidad del aire y la salud pública, lo cual es especialmente importante ya que uno de los vecindarios de *EJ* de Ayer cumple los criterios de población de Salud vulnerable (*VH*, por sus siglas en inglés) como zona de riesgo de ataques cardíacos, las cuadrillas de construcción cumplirán con el Capítulo 90 de las Leyes generales de Massachusetts, Sección 16A y la Normativa de reducción de motores en ralentí de *MassDEP* (310 CMP 7.11 (1) (b)) para reducir ruido y emisiones de vehículos innecesarios. Se llevarán a cabo medidas de control de polvo como el riego frecuente de las zonas alteradas, y se cubrirán los materiales sueltos para minimizar las partículas suspendidas en el aire.

A largo plazo

Una vez en funcionamiento, anticipamos que los impactos ambientales del centro de la tercera edad sean mínimos, aparte de la eliminación de 3 acres de bosque y la utilización de servicios públicos a largo plazo. La huella del proyecto será reducida para proteger los intereses ambientales de Massachusetts y los habitantes de Ayer. Además, el proyecto brindará un espacio adecuado para atender las necesidades de la población de edad avanzada de Ayer. El centro de la tercera edad ofrecerá programas para ayudar a las personas mayores a estar en buena forma física, ofrecerá oportunidades para socializar y evitar los peligros de la soledad y el aislamiento. También ofrecerá oportunidades para estimular la mente, oportunidades de voluntariado, y será un punto centralizado para servicios sociales vitales que atiendan la inseguridad alimentaria, la cobertura de seguro médico, la vivienda, y las dificultades financieras relacionadas con ingresos fijos.

Además, el proyecto preservará de forma permanente las partes sin desarrollar del emplazamiento mediante una restricción de conservación, y mantendrá espacios abiertos y fomentará la conectividad de los hábitats locales. El diseño y construcción del proyecto seguirá las mejores prácticas de gestión (*BMPs*, por sus siglas en inglés) de erosión y sedimentación, requisitos de gestión de aguas pluviales, y otras normas ambientales locales y estatales para evitar o minimizar los impactos a largo plazo, tanto en el medioambiente como en las comunidades colindantes.

Se perfeccionarán y describirán en más detalle en el *EIR* medidas de mitigación y monitoreo adicionales, así como en etapas posteriores de tramitación de permisos para asegurar la continua protección de la calidad ambiental y de la salud pública, prestando especial atención a los vecindarios identificados como *EJ*.

7. Identificar ventajas del proyecto, que incluyan “Ventajas ambientales” según se definen en 301 CMR 11.02, que puedan mejorar las condiciones ambientales o la salud pública de la población *EJ*

Se anticipa que el centro de la tercera edad propuesto beneficie a las poblaciones de Justicia

ambiental (*EJ*) cercanas al área del proyecto por medio de una serie de mejoras ambientales, para la salud pública y la comunidad. El proyecto mejorará la salud pública al ofrecer un espacio para que las personas mayores participen en actividades físicas, actividades que estimulen la mente, y eventos sociales. El centro de la tercera edad también ofrecerá servicios que atiendan la inseguridad alimentaria, la cobertura de seguro médico, la vivienda y las dificultades financieras relacionadas con ingresos fijos, todos ellos especialmente importantes para las poblaciones *EJ* cercanas.

El proyecto mejorará el medioambiente al proteger una parte del terrero del lugar en cuestión o adyacente al mismo, mediante una restricción de conservación permanente, (*CR*, por sus siglas en inglés), asegurando así la protección de los recursos naturales y la conectividad de los hábitats a largo plazo. Al combinar los servicios a la comunidad con significativas medidas de conservación, el proyecto apoya el interés ambiental y de salud pública a largo plazo de los residentes de Ayer y de las poblaciones cercanas.

El proyecto también presentará ventajas económicas para la comunidad de Ayer. Las obras crearán oportunidades laborales temporales para los contratistas regionales, obreros y proveedores, y el propio centro de la tercera edad creará trabajos permanentes que generarán ingresos locales. Los centros de la tercera edad normalmente contratan a entrenadores personales locales, instructores de arte, músicos y profesionales médicos, generando así ingresos continuos para los profesionales locales independientes.

Como el centro de la tercera edad estará abierto a la comunidad en general, se espera que las poblaciones de Justicia ambiental de la zona puedan beneficiarse del acceso a estas instalaciones y programas.

8. Describir cómo la comunidad puede solicitar una reunión para hablar sobre el proyecto, y cómo la comunidad puede solicitar servicios orales de interpretación de idiomas en la reunión. Especificar cómo solicitar otras medidas de adaptación, como reuniones después del horario laboral y en lugares cercanos al transporte público.

Los miembros de la comunidad pueden comunicarse con Owen Kramer, owen@goddardconsultingllc.com y solicitar una reunión para hablar sobre el proyecto. Se celebrará localmente una asamblea pública sobre el proyecto con la participación ciudadana y se notificará a la lista de distribución de *EJ*. También se deberían enviar a esa dirección de correo electrónico las solicitudes de interpretación oral de idiomas para la reunión, preferiblemente con una semana de antelación por lo menos para asegurar disponibilidad. De ser necesarios, hay servicios de traducción fácilmente disponibles, previa solicitud, sobre todo para hablantes de español y de español criollo. Las reuniones normalmente se celebrarán en la biblioteca de Ayer, el centro de la tercera edad, el ayuntamiento, u otro edificio local público para atender mejor a la comunidad local. Se anunciarán de forma apropiada todas las reuniones, con especial atención a las comunidades de Justicia ambiental (*EJ*) para garantizar una amplia difusión y participación.

**Tipos de proyectos de MEPA [Nota: se puede omitir esta lista cuando se divulgue este formulario.]*

Artículo 97	Marihuana
Agricultura	Industrial marino

Aeropuerto	Plan maestro – Desarrollo
Acuicultura/Mariscos	Plan maestro – Plan de renovación urbana
Regeneración de playas/costa	Otros (Especificar)
Infraestructura costera	Actividades recreativas
Comercial - Oficinas/Laboratorios/I&D	Normativas
Comercial - Hotel	Descontaminación
Comercial – Al por mayor	Residencial
Comercial- Al por menor	Resiliencia
Retirada de presa	Residuos sólidos
Reparación de presa/Sustitución	Transporte – Carreteras/Tránsito
Dragado	Transporte - Caminos
Restauración ecológica	Aguas residuales – Tratamiento/traslado
Creación de energía	Aguas residuales - <i>CWMP</i>
Almacenaje de energía	Suministro de agua – Nueva fuente
Transmisión de energía	Suministro de agua – Tratamiento/traslado
Industrial	
Institucional - Educativo	

MEPA Public Involvement for Environmental Justice Populations - Ayer Senior Center - 23-25 Bishop Road, Ayer, MA 01432

From Aidan Cioch <aidan@goddardconsultingllc.com>

Date Tue 4/14/2026 9:13 PM

To claire@uumassaction.org <claire@uumassaction.org>; juliablatt@massriversalliance.org <juliablatt@massriversalliance.org>; Jodi.Valenta@tpl.org <Jodi.Valenta@tpl.org>; kerry@msaadapartners.com <kerry@msaadapartners.com>; sylvia@communityactionworks.org <sylvia@communityactionworks.org>; Bjenkins@clf.org <Bjenkins@clf.org>; aestpierre@clf.org <aestpierre@clf.org>; pmuratore@clf.org <pmuratore@clf.org>; bfrank@clf.org <bfrank@clf.org>; ppapiasvili@clf.org <ppapiasvili@clf.org>; pgandbhir@clf.org <pgandbhir@clf.org>; jcarltonmackay@clf.org <jcarltonmackay@clf.org>; aboydrabin@environmentalleague.org <aboydrabin@environmentalleague.org>; ben@environmentmassachusetts.org <ben@environmentmassachusetts.org>; robb@massland.org <robb@massland.org>; cluppi@cleanwater.org <cluppi@cleanwater.org>; dalida@n2nma.org <dalida@n2nma.org>; lena@n2nma.org <lena@n2nma.org>; danny@n2nma.org <danny@n2nma.org>; miles@n2nma.org <miles@n2nma.org>

Cc MEPA-EJ (EEA) <mepa-ej@mass.gov>; Steven Riberdy <Steven@goddardconsultingllc.com>; Owen Kramer <Owen@goddardconsultingllc.com>; Mark Rubin <MarkRubin@goddardconsultingllc.com>; Frank Muzio <frank@goddardconsultingllc.com>

 1 attachment (5 MB)

Ayer Senior Center EJ outreach materials.pdf;

Community-based organizations and tribal organizations are receiving this notification in accordance with the MEPA Public Involvement Protocol for Environmental Justice Populations, which took effect on January 1, 2022. More information is available on the MEPA website.

Hello All,

I am reaching out to inform you about the proposed construction of a new Senior Center with an associated parking lot and pickleball courts at land currently addressed as 23-25 Bishop Road, Ayer, Massachusetts.

The project will involve the construction of a 1.57-acre Senior Center and associated infrastructure along with the extension and connection of nearby water and electrical utilities. The proposed site is a 3.37-acre lot that will be subdivided from a 126.5-acre parcel of land (23-25 Bishop Road). Site work will include minor clearing and grading, catch basins and detention ponds, underground electrical line extension and utility poles, underground water main extension, and septic area. Site access will be off Bishop Road. An additional 10 acres will be permanently placed under a Conservation Restriction (CR). The facility is expected to operate for 50 years, with potential for continued use thereafter.

A pre-filing meeting with MEPA was held on May 8th, 2025. The proposed project was discussed, and the submittal of an Expanded Environmental Notification Form (EENF) with a supporting Proposed Environmental Impact Report (PEIR) was recommended. This recommendation was informed by the presence of nearby Environmental Justice (EJ) populations, including Minority communities and residents

who speak Spanish. Census data shows that Spanish is spoken by more than 5% of limited-English-proficiency residents within the surrounding areas.

An EJ Screening Form, Project Fact Sheet, and Public Involvement Presentation in both English and Spanish is attached to this email (in one PDF). This email constitutes the first notice for the project under the MEPA Public Involvement Protocol as part of the EIR process and initiates the 45-day pre-filing waiting period and 90-day submittal window.

As part of our commitment to transparent and accessible public outreach, a public informational meeting will be held on **April 29th, 2026 at 4:30 PM** at the **Ayer Public Library Reading Room**. To ensure broad awareness within the community, flyers will be distributed (English and Spanish) in advance of the event throughout the Town of Ayer.

Please let me know if there are other local organizations or stakeholders who should receive this information. You are welcome to reply directly to this email with any questions or recommendations. We want to ensure that the project aligns with the needs and priorities of the surrounding community.

Thank you for your time!

Best,

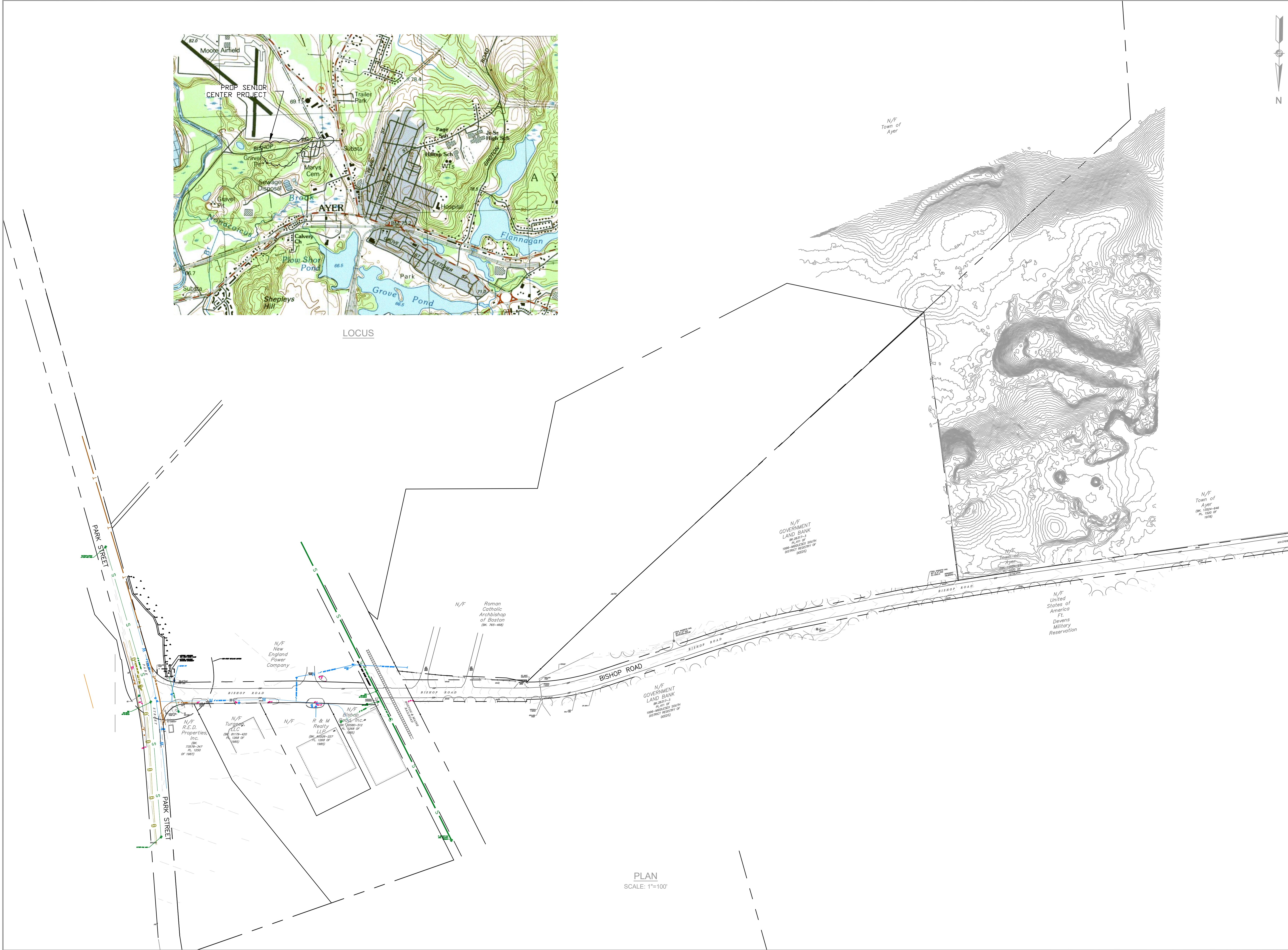
AIDAN CIOCH | WETLAND SCIENTIST | GODDARD CONSULTING

☎ 413-388-2025 | ☎ 508-393-3784 | 1442 N. Main St., Palmer, MA 01069 | goddardconsultingllc.com

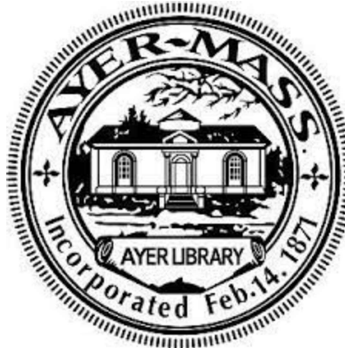
Appendix D: Proposed Plan Set



LOCUS



PLAN
SCALE: 1"=100'



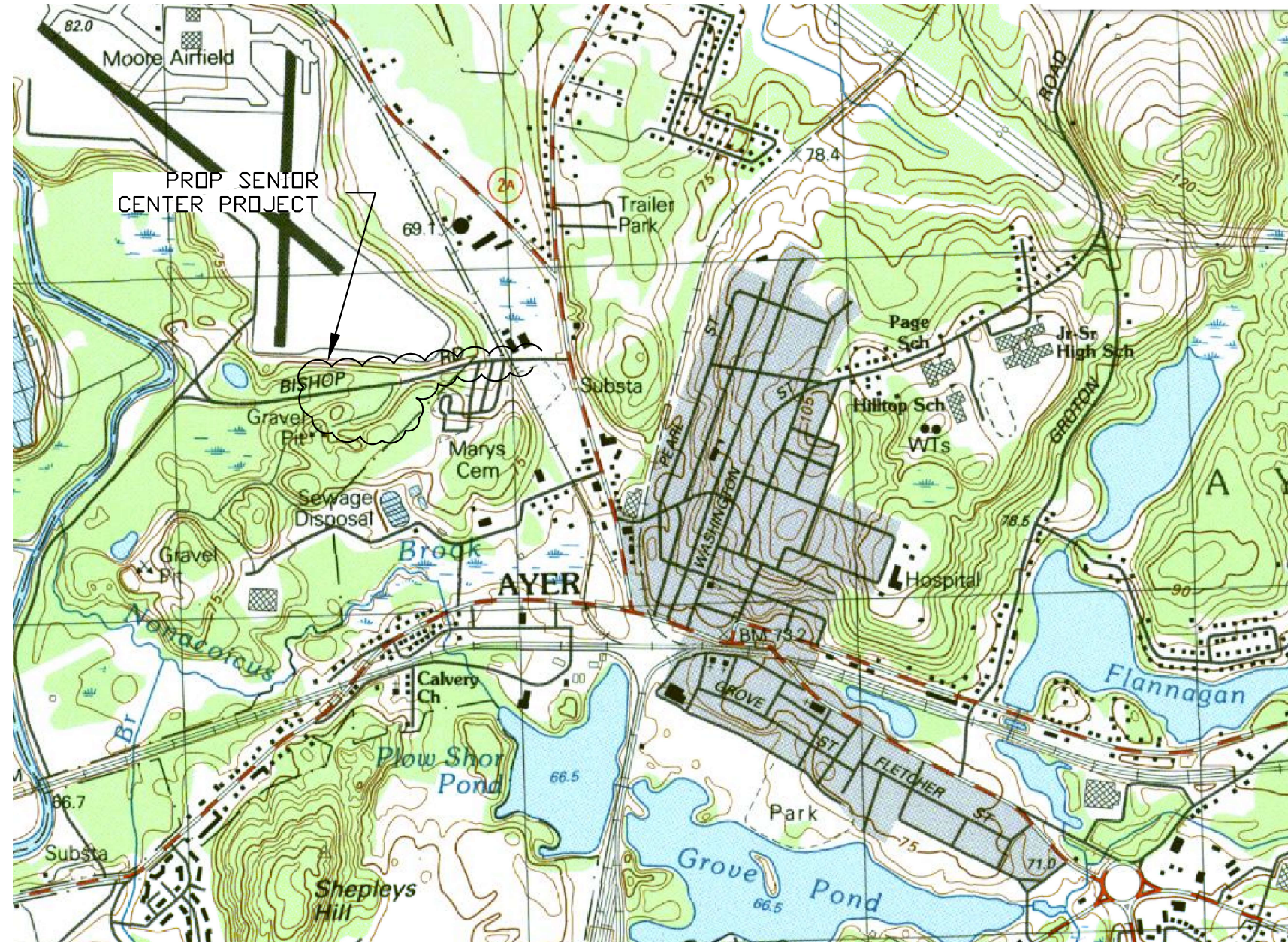
TOWN OF AYER
DEPARTMENT OF PUBLIC WORKS
25 BROOK STREET
AYER, MA 01432

AYER PROPOSED
SENIOR CENTER

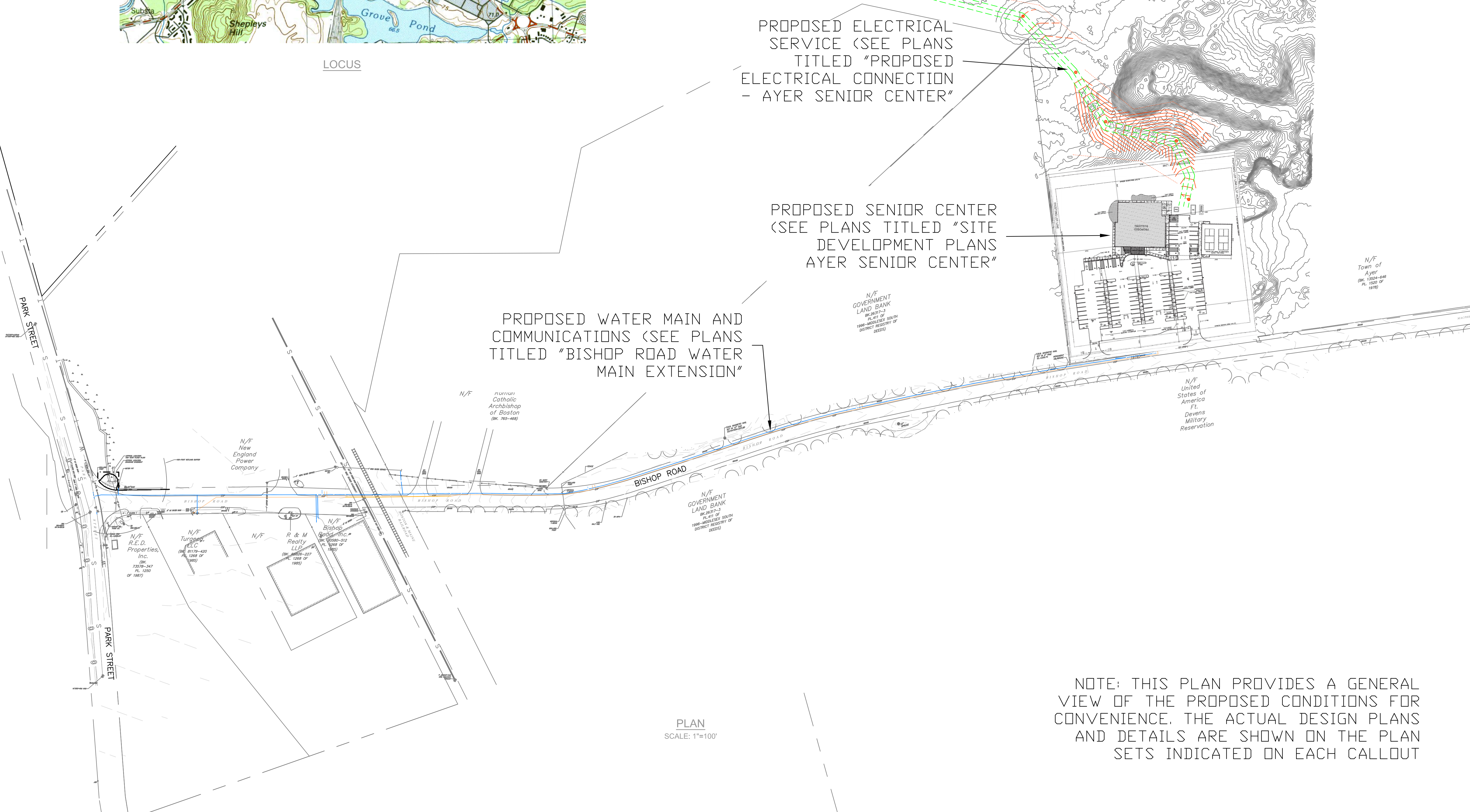
OVERALL EXISTING
CONDITIONS

DESIGNED BY: D. DIONNE
DRAWN BY: D. DIONNE
CHECKED BY: D. VAN SCHALKWYK

REVISIONS		
REV.	COMMENTS	DATE



LOCUS



\\A_Support1\Documents\Ayer\Town Logo.jpg

TOWN OF AYER
DEPARTMENT OF PUBLIC WORKS
25 BROOK STREET
AYER, MA 01432

AYER PROPOSED SENIOR CENTER

OVERALL PROPOSED CONDITIONS

DESIGNED BY: D. DIONNE

DRAWN BY: D. DIONNE

CHECKED BY: D. VAN SCHALKWYK

REVISIONS		
REV.	COMMENTS	DATE

Site Development Plans

AYER SENIOR CENTER

0 MACPHERSON ROAD (LOT 23-25) (aka BISHOP ROAD)

Ayer, Massachusetts

February 11, 2026
REV 1: MAY 18 2026

OWNER/APPLICANT

TOWN OF AYER
Ayer Town Hall
1 Main Street
Ayer, MA 01432

CIVIL ENGINEER/LANDSCAPE ARCHITECT

DeVellis Zrein Inc.
P.O. Box 307
Foxborough, MA 02035
DEVELLISZREIN.COM
ARCHITECT

Catlin Architecture, PC
45 Main Street, Suite 302
Peterborough, NH 03458
SURVEYOR

David E. Ross Associates, Inc.
6 Lancaster County Road
PO Box 795
Harvard, MA 01451



LOCUS MAP

LIST OF DRAWINGS	
	Cover Sheet
	Existing Conditions Plan
SP-1	Site Preparation Plan
C-1	Layout and Materials Plan
C-2	Grading and Utility Plan
S-1	Septic System Plan and Details
C-3	Planting Plan
C-4	Site Details
C-5	Site Details
C-6	Site Details
C-7	Site Details

AYER SENIOR CENTER ZONING SUMMARY		
LOCATIONS: 0 MACPHERSON ROAD (BISHOP ROAD), AYER, MA PARCEL 25-23		
PRESENT USE/OCCUPANCY: OPEAN SPACE, TOWN STOCKPILE USE		
ZONING DISTRICT : GENERAL RESIDENCE PROPOSED USE/OCCUPANCY: MUNICIPAL USE (WITH SPB)		
ZONING DATA — GENERAL RESIDENCE		
	REQUIRED / ALLOWED	PROPOSED
MINIMUM LOT AREA (SQ. FT)	10,000	146,730 (+/-)
MINIMUM LOT FRONTAGE (FT)	100	390 (+/-)
MINIMUM SIDE YARD (FT)	10	119 (+/-)
MINIMUM FRONT YARD (FT)	20	200 (+/-)
MINIMUM REAR YARD (FT)	25	68 (+/-)
BUILDING HEIGHT MAXIMUM (FEET)	2-1/2 STORIES (35 FEET)	2 STORIES
MAXIMUM BUILDING COVERAGE (%)	30	6
MAXIMUM FLOOR AREA RATIO (FAR)	N/A	—
MINIMUM % OPEN SPACE (%)	50%	58%
PARKING: PUBLIC ASSEMBLY=1 SPACE/5 PEOPLE OCCUPANCY=339 PEOPLE	68 SPACES	103 SPACES
REQUIRED MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES	5	10
REQUIRED MINIMUM NUMBER OF VAN ACCESSIBLE PARKING SPACES	1	2

BISHOP ROAD (A/K/A Mac PHERSON)

REMAINING FRONTAGE=467.50'

PLAN 1520 OF 1978

PROPOSED LOT LINE

REMAINING LAND
73.48± ACRES

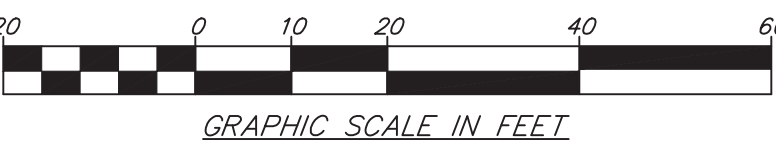
PROPOSED LOT
3.02 ACRES

N/F
UNITED STATES
OF AMERICA FORT
DEVENS MILITARY
RESERVATION
(PL. 1520 OF 1978)

SEE BK.16533-378 (WORCESTER
SOUTH DISTRICT REGISTRY OF
DEEDS) FOR DEVENS REGIONAL
ENTERPRISE ZONE DEPICTED ON
PL. BK.686-96

LEGEND

- TBM TEMPORARY BENCHMARK
SB/DH, CB/DH EXISTING MONUMENT
EXISTING MONUMENT
EXISTING TREE
EXISTING SIGN
UTILITY POLE
GUY WIRE
EXISTING CATCHBASIN
EXISTING DRAIN MANHOLE
EXISTING DRAIN MANHOLE
EXISTING SEWER MANHOLE
EXISTING HYDRANT
EXISTING WATER VALVE
EXISTING GAS VALVE
EXISTING TRANSFORMER
EXISTING LIGHT POLE
EXISTING TREELINE
EXISTING STONEWALL
EDGE OF WETLANDS W/ FLAG NOS.
100' WETLANDS BUFFER ZONE
EXISTING BUILDING
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING GAS LINE
PROPERTY LINE
EXISTING CONTOUR
EXISTING FENCE
EDGE OF PAVEMENT
EXISTING EDGE OF PAVEMENT W/ CURB
EXISTING SIDEWALK
OVERHEAD WIRES



SURV.: SPM/MSB	CALC.: SPM	DRAFT: ---
NB: 851/78, 852/6	DEED: 13524/646	CHECK: ---

REVISIONS	

SHEET TITLE:
SITE PLAN OF LAND

DESIGNED FOR:
TOWN OF AYER SENIOR
CENTER

ADDRESS:
BISHOP ROAD
AYER, MA

LOT NO.:	ASSESSOR MAP:	ASSESSOR PARCEL:
XXXXX1	25	23

DAVID E. ROSS
ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS

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P.O. Box 795
Harvard, MA 01451-0795
978-772-6232
FAX 978-772-6258
www.davidross.com

SCALE: 1"=20	DATE: DECEMBER, 2024
REF.:	PLAN NO.: L-14820
JOB NO.: 34584	SHEET NO.: 1 of 1

BISHOP ROAD (A/K/A Mac PHERSON)



EROSION CONTROL MEASURES

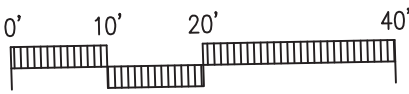
1. THE CONTRACTOR SHALL NOT BEGIN CONSTRUCTION WITHOUT EVIDENCE THAT A "NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM" (NPDES) NOTICE OF INTENT GOVERNING THE DISCHARGE OF STORM WATER FROM THE CONSTRUCTION SITE FOR THE ENTIRE CONSTRUCTION PERIOD HAS BEEN FILED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE THE EPA NOTICE OF INTENT AT LEAST FOURTEEN (14) DAYS PRIOR TO CONSTRUCTION AND TO PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THE SITE
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
3. SEDIMENT TRAPS SHALL BE INSTALLED AT ALL DRAINAGE STRUCTURES. SILTATION FENCES ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE BEEN STABILIZED.
4. SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY THE CONSERVATION COMMISSION AND / OR STAFF.
5. THE UNDERSIDE OF HAYBALES SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY.
6. STABILIZE SLOPES GREATER THAN 3:1 (HORIZONTAL:VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET TO PREVENT EROSION DURING CONSTRUCTION.
7. ALL COLLECTED SEDIMENT AND DISCARDED TEMPORARY EROSION CONTROL MATERIALS SHALL BE DISPOSED OF PROPERLY TO AN APPROVED LOCATION.
8. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, CONTRACTOR TO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE OWNER'S REPRESENTATIVES DIRECTION.
9. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, CONTRACTOR TO GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
10. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR DAILY INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES.

N/F
UNITED STATES
OF AMERICA FORT
DEVENS MILITARY
RESERVATION
(PL. 1520 OF 1978)

SEE BK.16533-378 (WORCESTER
SOUTH DISTRICT REGISTRY OF
DEEDS) FOR DEVENS REGIONAL
ENTERPRISE ZONE DEPICTED ON
PL. BK.686-96

LEGEND

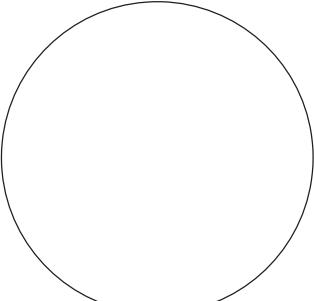
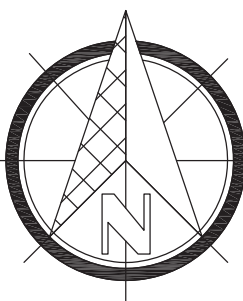
- PROPERTY LINE
- SILT SOXX WITH EMBEDDED SILT FENCE
- EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION
- EXISTING TREE TO BE REMOVED
- CONSTRUCTION ENTRANCE



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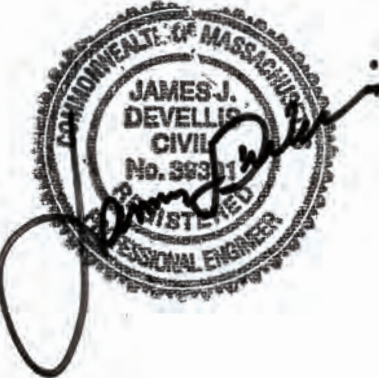
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☐ ISSUED	DATE:
☐ SCHEMATIC DESIGN	DATE:
☒ DESIGN DEVELOPMENT	DATE: 02-11-26
☐ CD'S 100%	DATE:
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☐ PERMIT SET	DATE:
☐ CONSTRUCTION SET	DATE:

Consultants:
Site Planning, Civil Engineering, Landscape Architecture
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No.	Description	Date
1	PB: MUNICIPAL COMMENTS	18 May 2026

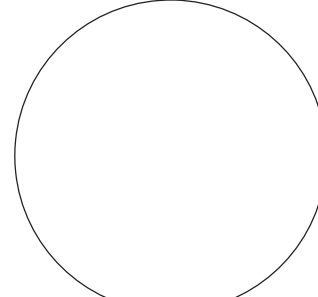
Project Title:
AYER SENIOR CENTER
BISHOP ROAD (O MACPHERSON ROAD)
AYER, MA 01432

Sheet Title:
EROSION AND SEDIMENTATION CONTROL PLAN

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Project Number: 2G1S-602
Drawn By: JJD
Scale: AS SHOWN
Print Date: 02-11-2026

SP-1



☐	ISSUED	DATE:
☐	SCHEMATIC DESIGN	DATE:
☒	DESIGN DEVELOPMENT	DATE: 02-11-26
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Consultants:



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develliszrein.com

DeVellis Zrein Inc.



LAYOUT AND MATERIAL NOTES

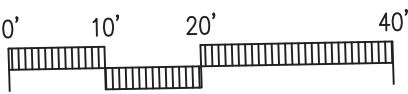
- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY DAVID E. ROSS ASSOCIATES, INC. OF HARVARD, MA AND IS DATED DECEMBER 2024.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DISSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF AYER.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.
ALL DIMENSIONS ARE TO FACE OF CURB AT BUTTER LINE.
ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

LEGEND

	PROPERTY LINE
	SITE LIGHTING
	PERVIOUS PAVERS
	CEMENT CONCRETE
	FLUSH GRANITE CURB
	VERTICAL GRANITE CURB
	BEVELED GRANITE CURB
	TRANSITION CURB
	LANDSCAPE AREA
	FLAGPOLE
	FENCE
	STEEL BOLLARD
	PARKING COUNT
	SIGN
	UNDERGROUND PROPANE TANK
	GENERATOR AND PAD
	TRANSFORMER AND PAD
	ELECTRIC VEHICLE CHARGER/SPACE

N/F
UNITED STATES
OF AMERICA FORT
DEVENS MILITARY
RESERVATION
(PL. 1520 OF 1978)

SEE BK.16533-378 (WORCESTER
SOUTH DISTRICT REGISTRY OF
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No.	Description	Date
1	PB: MUNICIPAL COMMENTS	18 May 2026

Project Title:
**AYER SENIOR
CENTER**
BISHOP ROAD (O MACPHERSON ROAD)
AYER, MA 01432

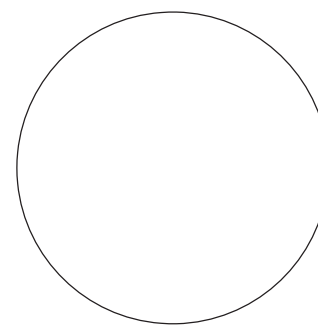
Sheet Title:
**LAYOUT AND MATERIALS
PLAN**

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Project Number: 261S-602
Drawn By: JJD
Scale: AS SHOWN
Print Date: 02-11-2026

C-1

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COMMONWEALTH OF MASSACHUSETTS
JAMES J. DEVELLIS
CIVIL
No. 83311
REGISTERED
PROFESSIONAL ENGINEER

Project Title:

**AYER SENIOR
CENTER**

BISHOP ROAD (0 MACPHERSON ROAD)

AYER, MA 01432

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

C-2



- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY DAVID E. ROSS ASSOCIATES, INC. OF HARVARD, MA AND IS DATED DECEMBER 2024.
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DISARGE AND BE PROVIDED WITH A DISARGE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. CONTRACTOR TO ADJUST UTILITY ELEMENT WENT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
4. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH TOWN OF AYER DEPARTMENT OF PUBLIC WORKS STANDARDS.
5. ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF AYER.
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
7. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
8. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
9. ALL SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
10. SITE LIGHTING IS SHOWN ON THIS PLAN FOR CONSIDERATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS FOR EXACT TYPE AND LOCATION.
11. REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
12. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
13. REFER TO ARCHITECTURAL PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING.
14. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY, TELEPHONE, ELECTRIC, AND GAS. FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
15. ALL CEMENT LINED DUCTILE IRON JOINTS AT FITTINGS (CLASS 52) VALVES, AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT WITH NEOPRENE GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH-ON TYPE WITH NEOPRENE OR SYNTHETIC RUBBER GASKETS. ALL WATER GATES SHALL OPEN AS PER CITY REQUIREMENTS. ALL WATER MAINS SHALL HAVE A MINIMUM OF 5.0 FEET OF GROUND COVER AND A MINIMUM OF 10 FOOT SEPARATION FROM THE SEWER SYSTEM. AT WATER AND SEWER CROSSINGS, THE WATER LINE SHALL BE ENCASED IN A CONCRETE SLEEVE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING IN COORDINATION WITH THE DPW. NOTE THAT THE TOWN HALL SEWER PUMP STATION IS IN PROCESS OF SIMULTANEOUS DESIGN AND CONSTRUCTION AND CONTRACTOR SHALL COORDINATE EXACT LOCATION WITH THE DPW PRIOR TO SETTING ANY SLEEVES.
16. PROTECT AND MAINTAIN EXISTING ON-SITE DRAINAGE STRUCTURES AND PIPES UNLESS OTHERWISE NOTED.
17. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
18. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
19. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.

	PROPERTY LINE
	SEWER LINE
	HDPE DRAIN LINE
	WATER LINE
	PROPOSED CONTOUR LINE
	SPOTGRADE
	CATCHBASIN
	FLARED END SECTION
	DRAIN MANHOLE
	SEWER MANHOLE
	WATER GATE
	HYDRANT
	UNDERGROUND PROPANE TANK



GENERAL NOTES

1. THIS PLAN IS FOR THE DESIGN AND INSTALLATION OF A DISPOSAL SYSTEM TO BE IN ACCORDANCE WITH MASSACHUSETTS TITLE V AND THE AYER B.O.H. REGULATIONS.
2. DISPOSAL SYSTEM IS NOT DESIGNED FOR GARBAGE GRINDERS.
3. THE SEPTIC TANK SHALL BE A TWO COMPARTMENT PRECAST CONCRETE TANK. THE FIRST COMPARTMENT HAVING A LIQUID CAPACITY OF 4,000 GALS AND THE SECOND COMPARTMENT HAVING A LIQUID CAPACITY OF 2,000 GALS AND DESIGNED FOR H520-44 LOADING.
4. DISPOSAL SYSTEM SHALL BE VENTED ACCORDING TO 310 CMR SECTION 15.241
5. ALL LOAM, LARGE BOULDERS, AND ANY OTHER DELETERIOUS MATERIALS ENCOUNTERED DURING EXCAVATION TO BE REMOVED FROM THE LEACHING AREA. EXCAVATED AREAS SHALL BE BACKFILLED AS NOTED BELOW.

6. THE AREA FOR THE LEACHING FACILITY AND AN AREA FOR 5 FEET SURROUNDING THE LEACHING FACILITY SHALL BE EXCAVATED TO AN ELEVATION BELOW SUBSOIL OR IMPERVIOUS MATERIAL . THE EXCAVATED AREA SHALL BE BACKFILLED AND COMPACTED WITH SAND AND GRAVEL FREE OF SILT CLAY, FINES, LARGE COBBLES, STUMPS, FROZEN EARTH, OR OTHER DELETERIOUS MATERIALS. THE FINISHED GRADE OVER THE LEACHING AREA SHALL HAVE A MIN. SLOPE OF 2%. THE BACKFILL MATERIAL SHALL HAVE A PERCOLATION RATE OF LESS THAN 2 MIN. PER INCH, COMPACTED IN PLACE, AND SHALL CONFORM TO THE LATEST FILL SPECIFICATIONS OF 310 CMR 15.255 AND THE TOWN OF MARSHFIELD IN EFFECT ON THE DATE OF CONSTRUCTION.

7. ALL NATURAL SOIL (OR FILL) SHALL BE RAKED PRIOR TO PLACEMENT OF SEPTIC STONE OR BACKFILL.

8. EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN PROVIDED BY THE TOWN TITLED "SITE PLAN OF LAND, AYER SENIOR CENTER", AS PREPARED BY DAVID E. ROSS ASSOCIATES, INC. OF HARVARD MA AND DATED DECEMBER 2024.

9. PER TITLE V REQUIREMENTS, THE DESIGN ENGINEER IS REQUIRED TO INSPECT CONSTRUCTION OF THE SEPTIC SYSTEM AND CERTIFY THAT THE SYSTEM IS CONSTRUCTED ACCORDING TO THE PLANS, LOCAL REGULATIONS, AND TITLE V. IN MOST INSTANCES THE DESIGN ENGINEER IS ALSO REQUIRED TO PREPARE AN "AS-BUILT" PLAN. UNLESS OTHERWISE SPECIFICALLY STATED IN WRITING IN THE CONTRACT BETWEEN OWNER AND INSTALLER, THE INSTALLER SHALL BE RESPONSIBLE FOR COORDINATING INSPECTIONS WITH THE DESIGN ENGINEER AND BOARD OF HEALTH. NOTIFYING THE DESIGN ENGINEER DOES NOT RELIEVE THE OWNER OR INSTALLER FROM THE RESPONSIBILITY OF HAVING THE REQUIRED INSPECTIONS ETC. BY THE BOARD OF HEALTH.

10. ALL VENTS SHALL BE EQUIPPED WITH CHARCOAL VENT FILTER TO MASK ODORS.

MAINTENANCE NOTES

SEPTIC TANKS:

PUMPING OF THE SEPTIC TANKS IS REQUIRED WHENEVER THE TOP OF THE SLUDGE OR SOLIDS LAYER IS WITHIN 12 INCHES OR LESS OF THE BOTTOM OF THE OUTLET TEE OR THE TOP OF THE SCUM LAYER IS WITHIN 2 INCHES OF THE BOTTOM OF THE OUTLET TEE. PUMPING IS RECOMMENDED AT LEAST ONCE EVERY YEAR. THE EFFLUENT FILTER REQUIRES CLEANING WHEN THE SEPTIC TANK IS NORMALLY INSPECTED AND PUMPED.

PUMPS, ALARMS, VALVES, ETC.:

310 CMR 15 (TITLE V) REQUIRES THAT PUMPS, ALARMS, AND OTHER EQUIPMENT REQUIRING PERIODIC OR ROUTINE INSPECTION AND MAINTENANCE BE OPERATED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. INSPECTIONS SHALL NOT BE PERFORMED LESS FREQUENTLY THAN ONCE EVERY THREE MONTHS. THE RESULTS OF SUCH INSPECTIONS SHALL BE SUBMITTED TO THE APPROVING AUTHORITY.

DESIGN CALCULATIONS

DESIGN SEWAGE FLOW:
DESIGN FLOW = 339 PERSON OCCUPANCY X 5 GAL/PERSON/DAY = 1,695 GPD
PERC RATE = 2 MIN./INCH
SOIL CLASSIFICATION = CLASS I (LOAMY SAND)
EFFLUENT LOADING RATE = 0.74 GPD/SQ.FT.

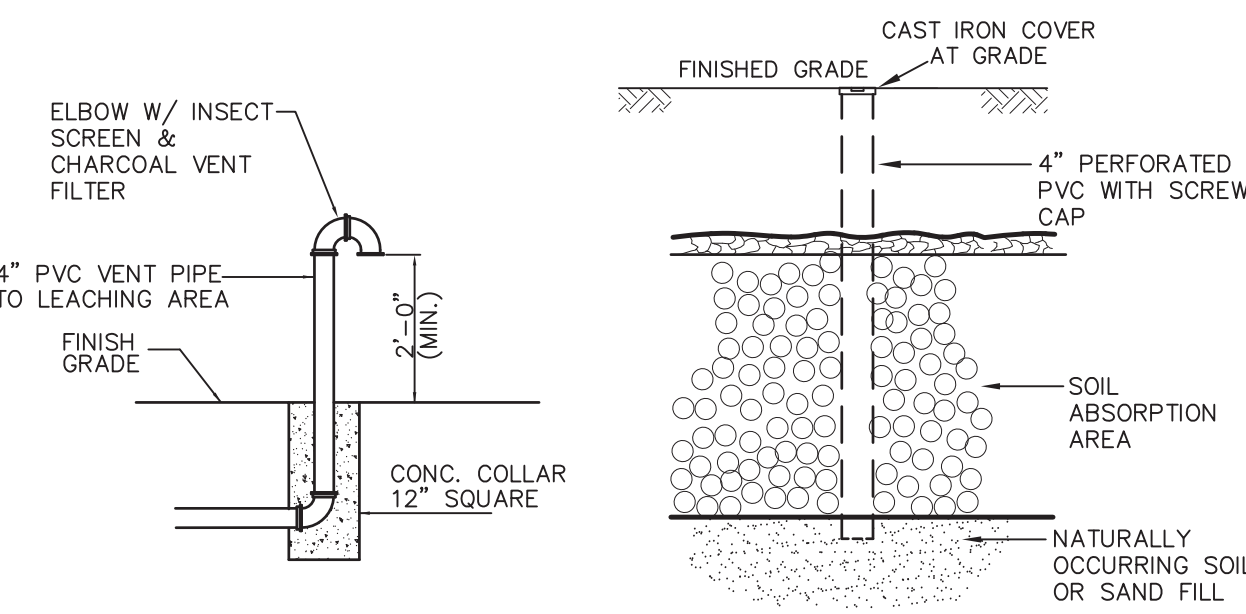
REQUIRED LEACHING AREA = 1,695 GPD/0.74 (GPD/SF) = 2,290 SF

ESTIMATED SEASONAL HIGH GROUND WATER (ESHW) = 211.5 FT ESTIMATED

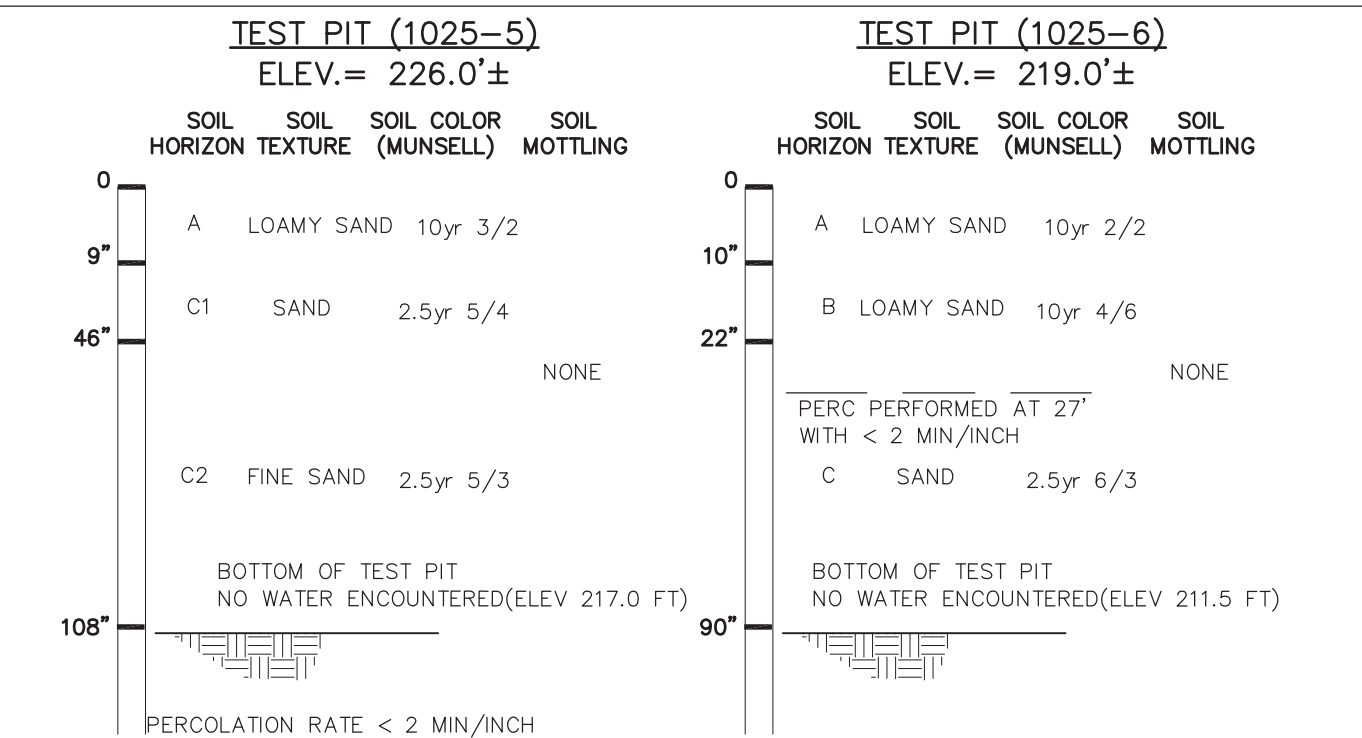
PROVIDE CULTEC CHAMBERS "CONTACTOR 100HD"
EFFECTIVE LEACHING AREA = 5.0 SF/LF
2,290 SF X 5 SF/LF = 458 LF REQUIRED
458 LF X 8 FT/CULTEC UNIT = 58 CHAMBER UNITS
PROVIDE 63 CHAMBERS (7 ROWS OF 9 EACH)

LEACHING AREA PROVIDED = 5.0 SF/LF X 504 LF = 2,520 SF
LEACHING AREA PROVIDED = 2,520 SF > 2,290 SF OK

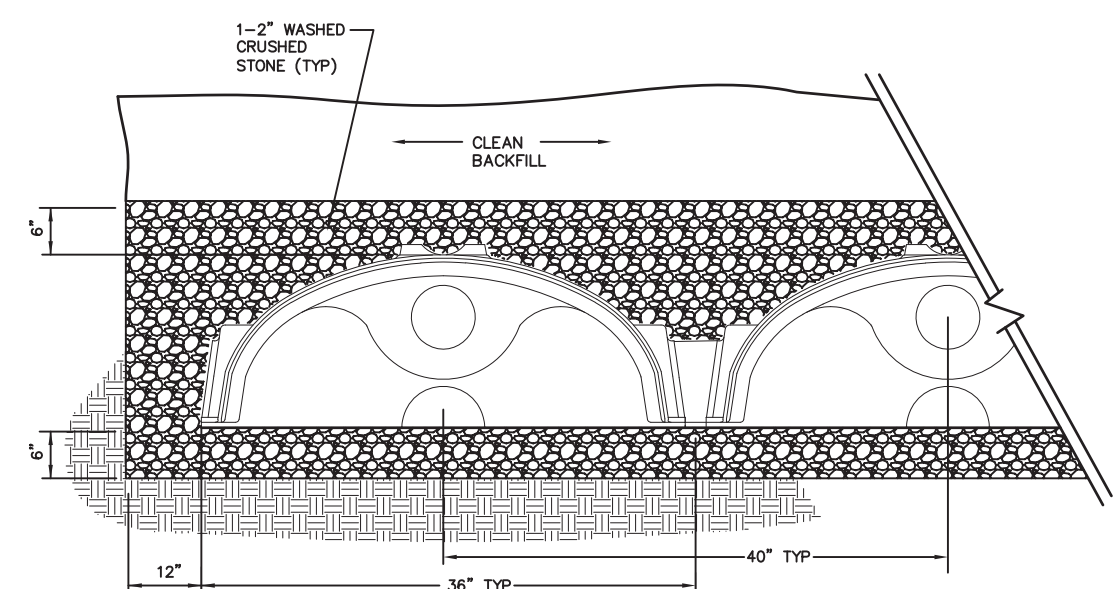
THE SYSTEM IS DESIGNED WITH NO GARBAGE DISPOSAL



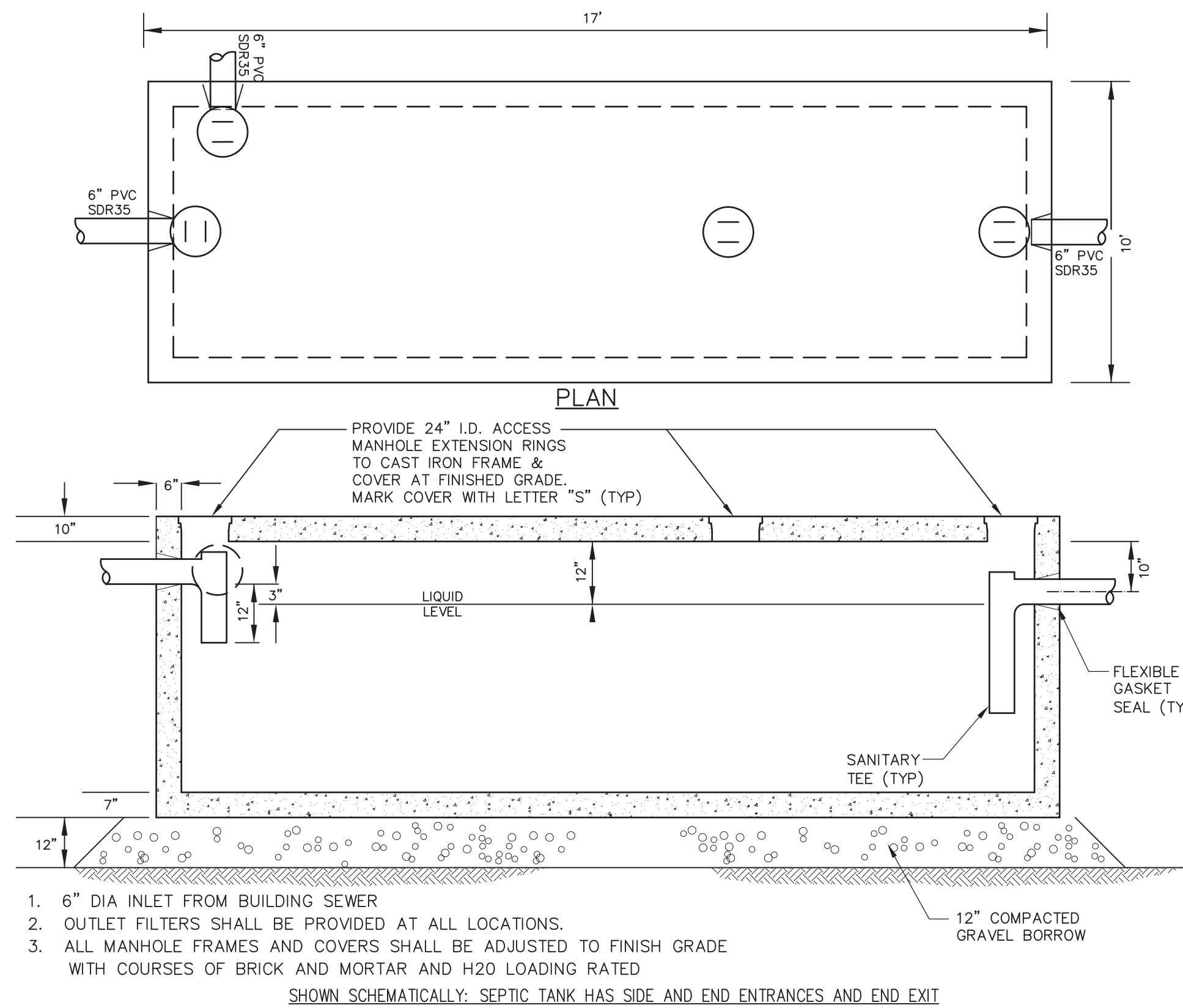
VENT INSPECTION PORT



SOIL LOGS

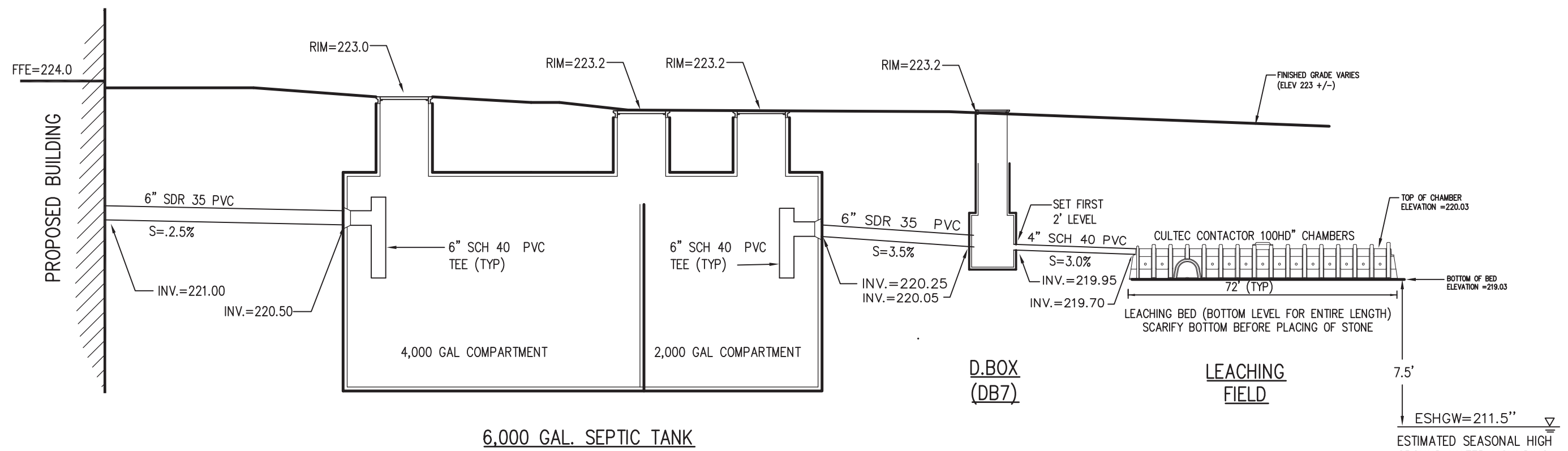


CULTEC CONTACTOR 100HD

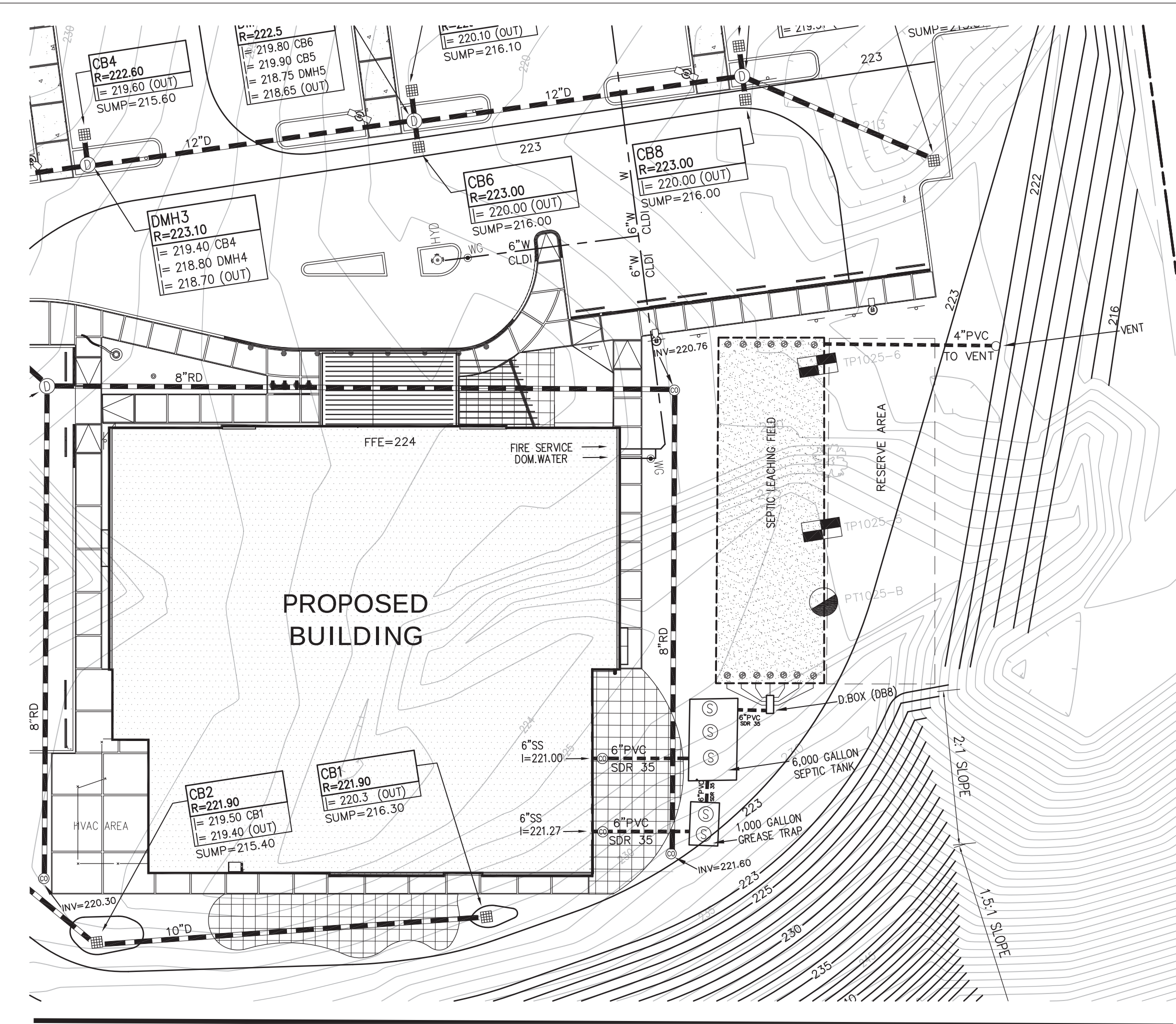


SEPTIC TANK (6,000 GALLONS)

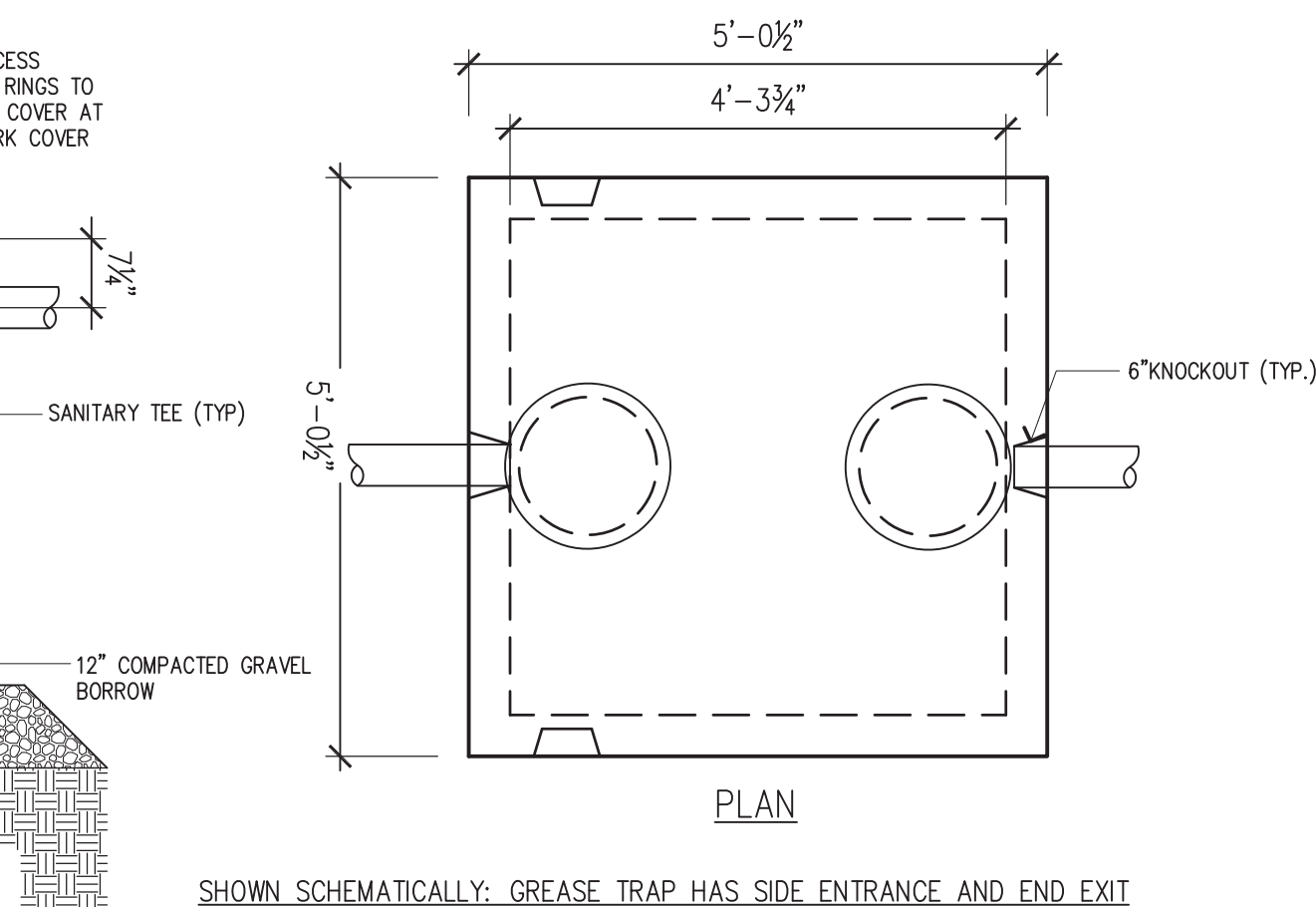
GREASE TRAP (1,000 GALLONS)



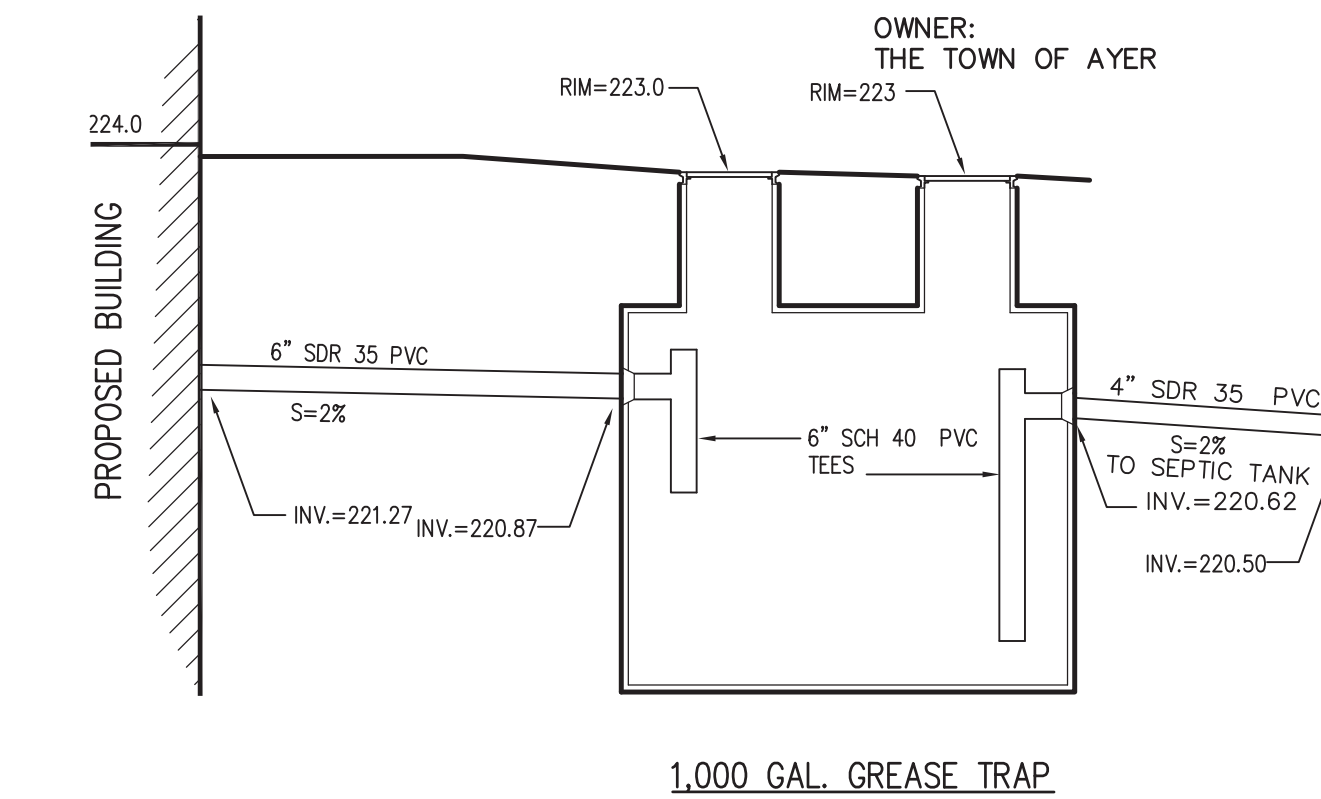
SEPTIC SYSTEM SCHEMATIC PROFILE 1



SITE PLAN (1"=10')



SHOWN SCHEMATICALLY: GREASE TRAP HAS SIDE ENTRANCE AND END EXIT

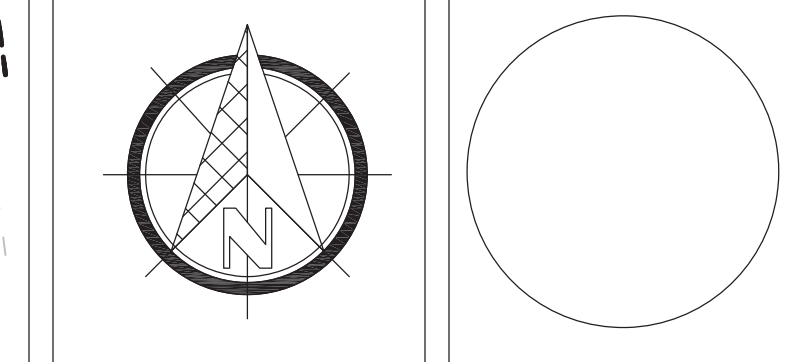


SEPTIC SYSTEM SCHEMATIC PROFILE 2

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Consultants:

DZ Site Planning, Civil Engineering, Landscape Architecture
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DeVellis Zrein Inc.



No.	Description	Date
1	PB: MUNICIPAL COMMENTS	18 May 2026

Project Title:

AYER SENIOR CENTER
BISHOP ROAD (0 MACPHERSON ROAD)
AYER, MA 01432

Sheet Title:

SUBSURFACE SEWAGE DISPOSAL PLAN

Project Number: 2G1S-602
Drawn By: JUD
Scale: AS SHOWN
Print Date: 02-11-2026

S-1

PROPOSED LOT LINE (3.37 ACRES)

PROPOSED LOT LINE

EXISTING LOT LINE

PROPOSED BUILDING

DMH1
R=223.0
= 219.30 CB13
= 219.50 CB14
= 219.20 (OUT)

DMH2
R=222.30
= 219.30 CB3
= 219.90 DMH8
= 218.50 DMH3
= 218.40 (OUT)

DMH3*
R=221.60
= 218.00 CB10
= 218.20 CB11
= 218.58 CB12
= 218.25 DMH7
= 217.90 (OUT)

DMH4
R=222.5
= 219.80 CB6
= 219.90 CB5
= 218.75 DMH5
= 218.65 (OUT)

DMH5
R=223.50
= 219.41 CB9
= 219.80 CB8
= 219.90 CB7
= 219.31 (OUT)

DMH6
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DMH7
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= 219.20 (OUT)

CB1
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= 219.50 CB1
= 219.40 (OUT)

CB2
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= 219.40 (OUT)

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= 219.90 (OUT)

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= 219.90 (OUT)

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DMH75<

	PROPERTY LINE
	GROUNDCOVER / PERENNIAL PLANTING
	NEW ENGLAND EROSION CONTROL AND SEDIMENT MIX.
	NATIVE SEED BLEND
	UNDISTURBED AREA OF WOODS
	SHRUB PLANTING
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS TREE

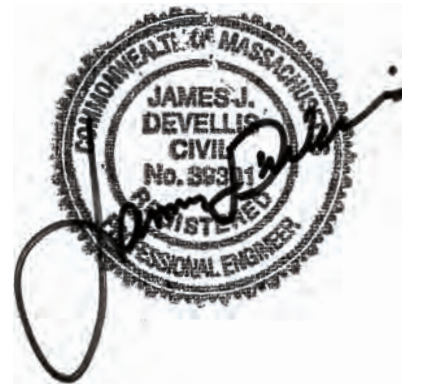
1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY DAVID E. ROSS, HARVARD, MA, DATED DECEMBER 2024.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
5. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
7. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
8. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
9. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
11. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
12. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
13. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
15. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
16. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
17. PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
DECIDUOUS TREES				
GT	GLEDTISIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	2 ~ 2 1/2" CAL.	
PA	PLATANUS ACERFOLJA	LONDON PLANE TREE	2 ~ 2 1/2" CAL.	
ORNAMENTAL TREES				
AC	AMELANCHIER CANADENSIS	SHADBLOW	7 GAL.	
CC	CERCIS CANADENSIS	EASTERN RED BUD	7 GAL.	CLUMP
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	7 GAL.	CLUMP
HV	HAMAEUS VIRGINIANA	WITCH HAZEL	7 GAL.	CLUMP
EVERGREEN TREES				
PN	PINUS STROBUS	WHITE PINE	5-6' HT.	
SHRUBS				
HM	HYDRANGEA MACR. 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	3 GAL.	
IM	ILEX MESERVAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	3 GAL.	
RD	RHOEDODENDRON CHINOIDES	WHITE RHOEDODENDRON	3 GAL.	
VD	VIURNUM DENTATUM 'BLUEBERRY MUFFIN'	ARROWWOOD VIURNUM	3 GAL.	
PERENNIALS, GROUNDCOVER AND ORNAMENTAL GRASSES				
EC	ECHINACEA BUTTERFLY KISSES	PINK CONE FLOWER	4" POTS	
PAL	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	4" POTS	
RB	RUDBECKIA 'GOLDSTRUM'	SWITCH GRASS	4" POTS	
VM	VINCA MINOR	COMMON MYRTLE	PLUGS	

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASIN
30 LBS / ACRE OF SEED FOR THE ENTIRE DETENTION BASIN.
DETENTION BASIN = 11,000 SQ FT (.25 ACRES); ESTIMATE 8 LBS OF SEED
APPLICATION TIME LATE SPRING /SUMMER.

NATIVE WILDFLOWER GRASS SEED MIX FOR SLOPES
RATIO
50-70% NATIVE GRASSES
30-50% WILDFLOWERS

FLOWERS
BUTTERFLY MILKWEED
NEW ENGLAND ASTER
WILD BERGAMOT
BLACK-EYED SUSAN
LANCELEAF COREOPSIS
GOLDEN ALEXANDER
PARTRIDGE PEA
SMOOTH ASTER

[illegible]

Project Title:	AYER SENIOR CENTER BISHOP ROAD (0 MACPHERSON ROAD) AYER, MA 01432
Sheet Title:	PLANTING PLAN

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY VIOLATION OF ACCEPTANCE OF THESE RESTRICTIONS OF THE ARCHITECT'S PROPERTY OF ANY WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSION CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

Project Number:	2G1S-602
Drawn By:	JJD
Scale:	AS SHOWN
Print Date:	02-11-2026



- EMERGENCY OVERFLOW SPILLWAY



- CONSTRUCTION ENTRANCE



DZ

A circular professional engineer seal for the Commonwealth of Massachusetts. The seal contains the text: "COMMONWEALTH OF MASSACHUSETTS", "JAMES J. DEVELLIS", "CIVIL", "No. 36311", and "REGISTERED PROFESSIONAL ENGINEER". A handwritten signature is written across the seal.

Project Title:

Sheet Title:

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE SOLE PROPERTY OF THE APPLICANT.

PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT UPON ACCEPTANCE OF THESE RESTRICTIONS.

IN THE EVENT OF DISCREPANCY BETWEEN THE DIMENSIONS SHOWN ON THE DRAWINGS AND THE ACTUAL DIMENSIONS OF THE MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

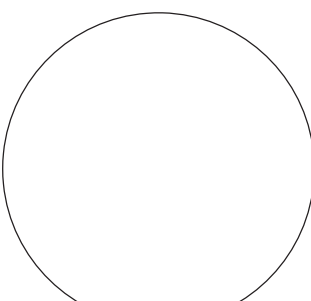
Project Number:	2G1S-602
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Drawn By: JJD

Scale: AS SHOWN

Print Date: 02-11-2026

C-4



☐	ISSUED	DATE:	
☐	SCHEMATIC DESIGN	DATE:	
☒	DESIGN DEVELOPMENT	DATE:	02-11-26
☐	CD'S 100%	DATE:	
☐	BID SET	DATE:	
☐	PERMIT SET	DATE:	
☐	CONSTRUCTION SET	DATE:	

DZI Site Planning, Civil Engineering, Landscape Architecture
Po Box 307
Foxborough, MA
508.473.4114 phone
devellis@dzirein.com

A circular professional engineer seal for the State of Massachusetts. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. The center of the seal contains the name "JAMES J. DEVELLIS", the title "CIVIL", and the license number "No. 89301". A handwritten signature is written across the seal.

No.	Description	Date
1	PB: MUNICIPAL COMMENTS	18 May 2026

CENTER
BISHOP ROAD (0 MACPHERSON ROAD)
AYER, MA 01432

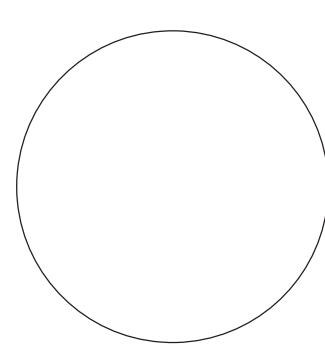
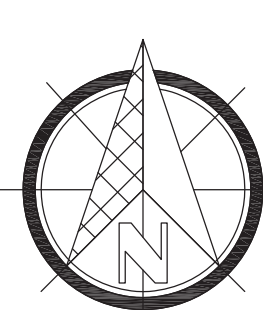
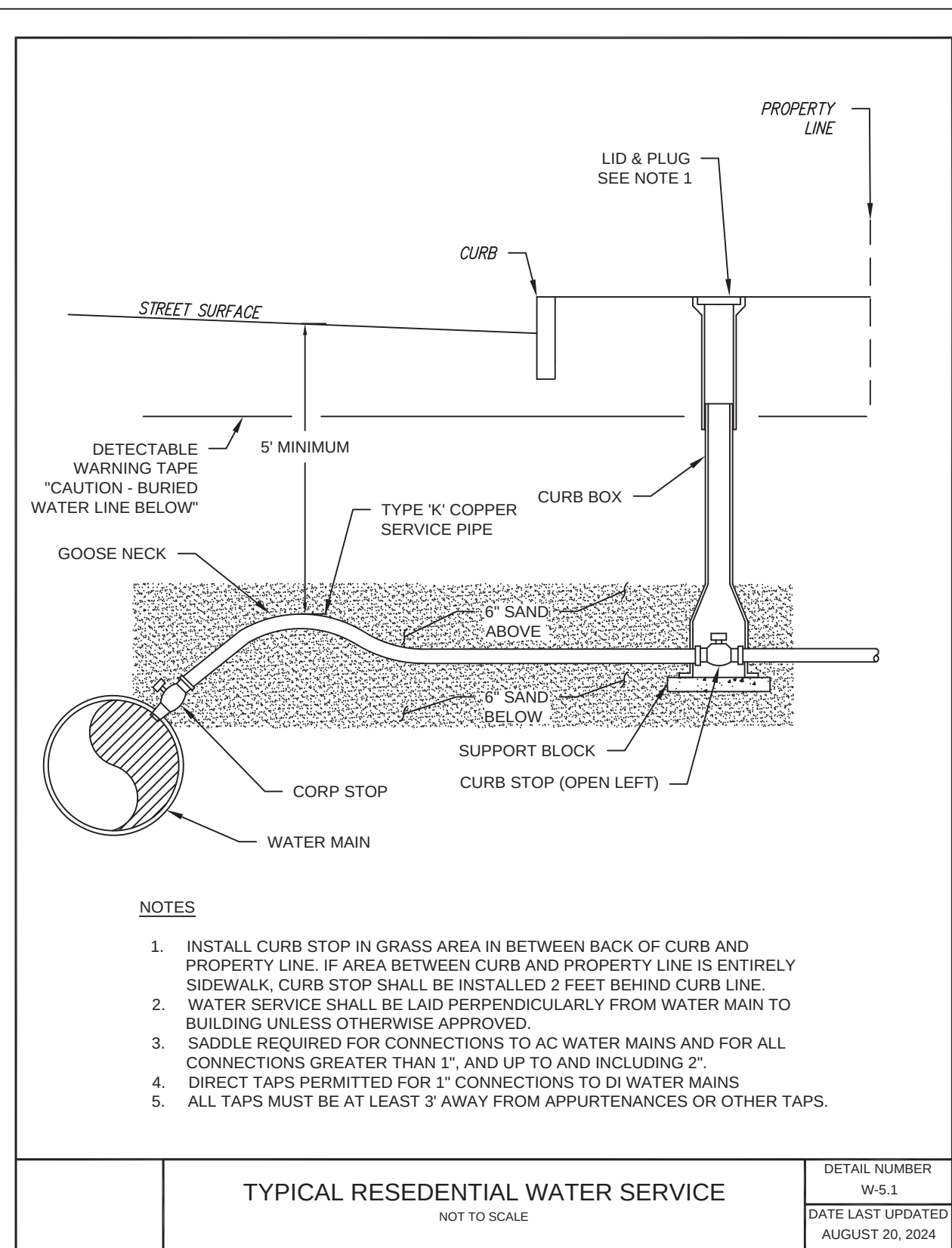
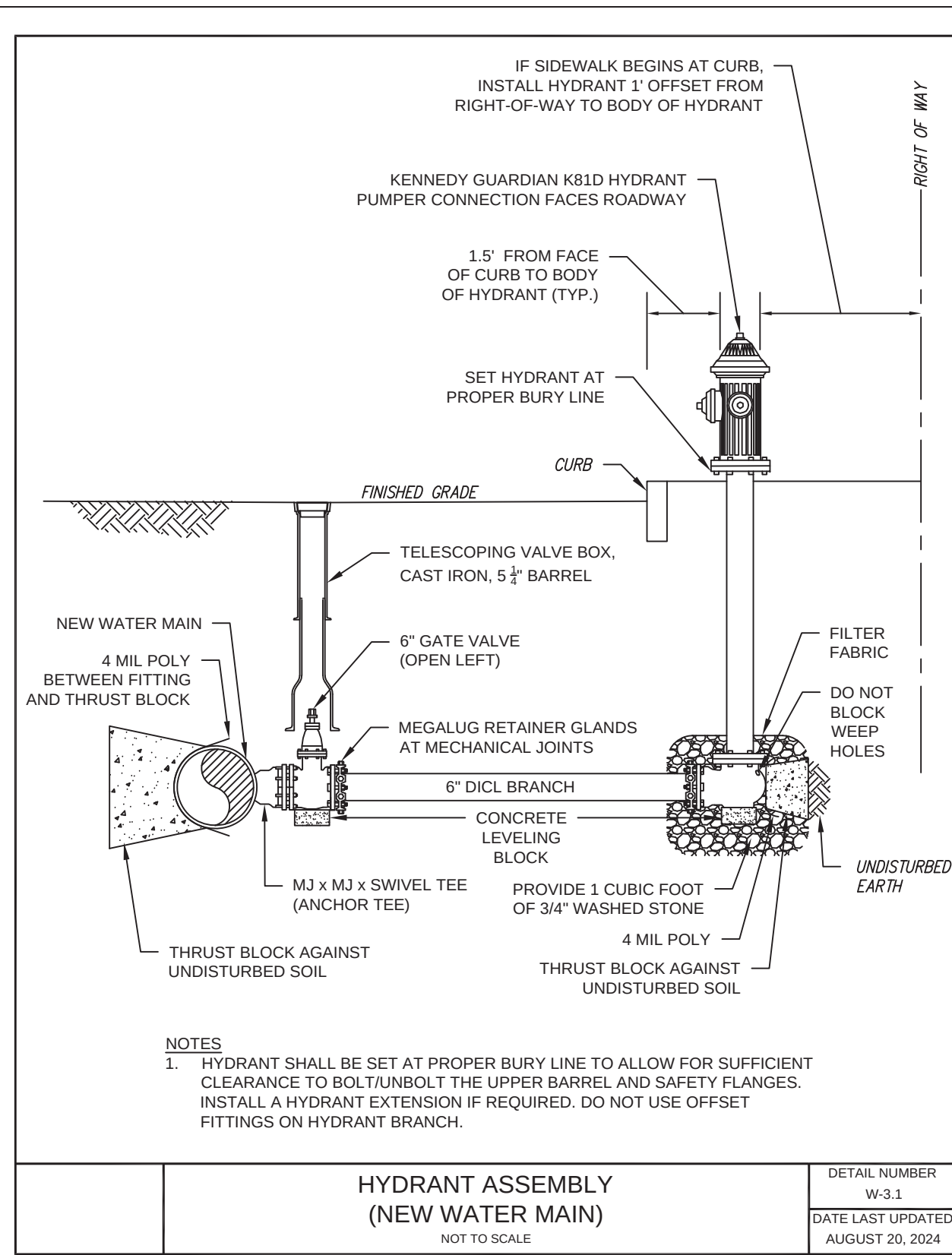
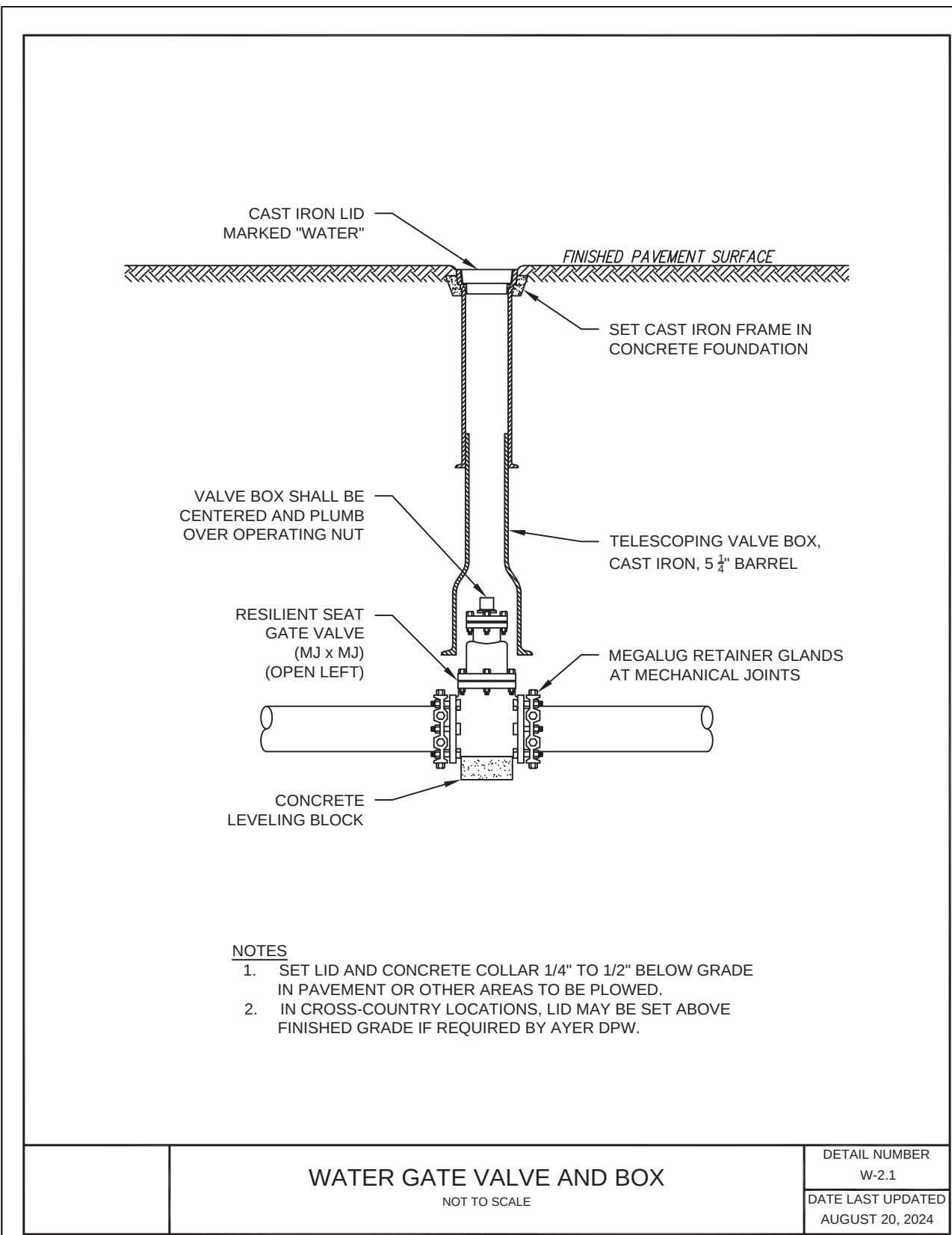
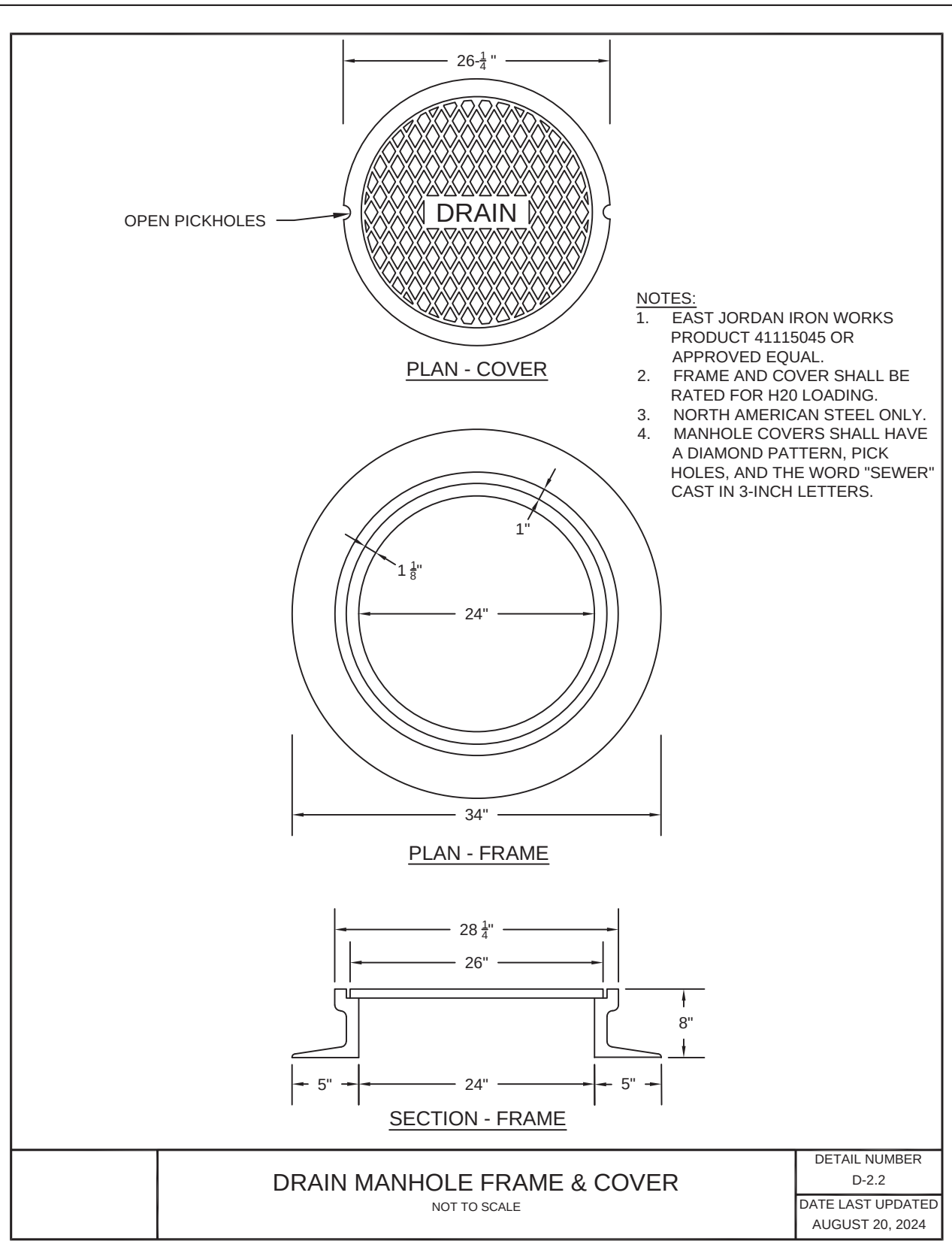
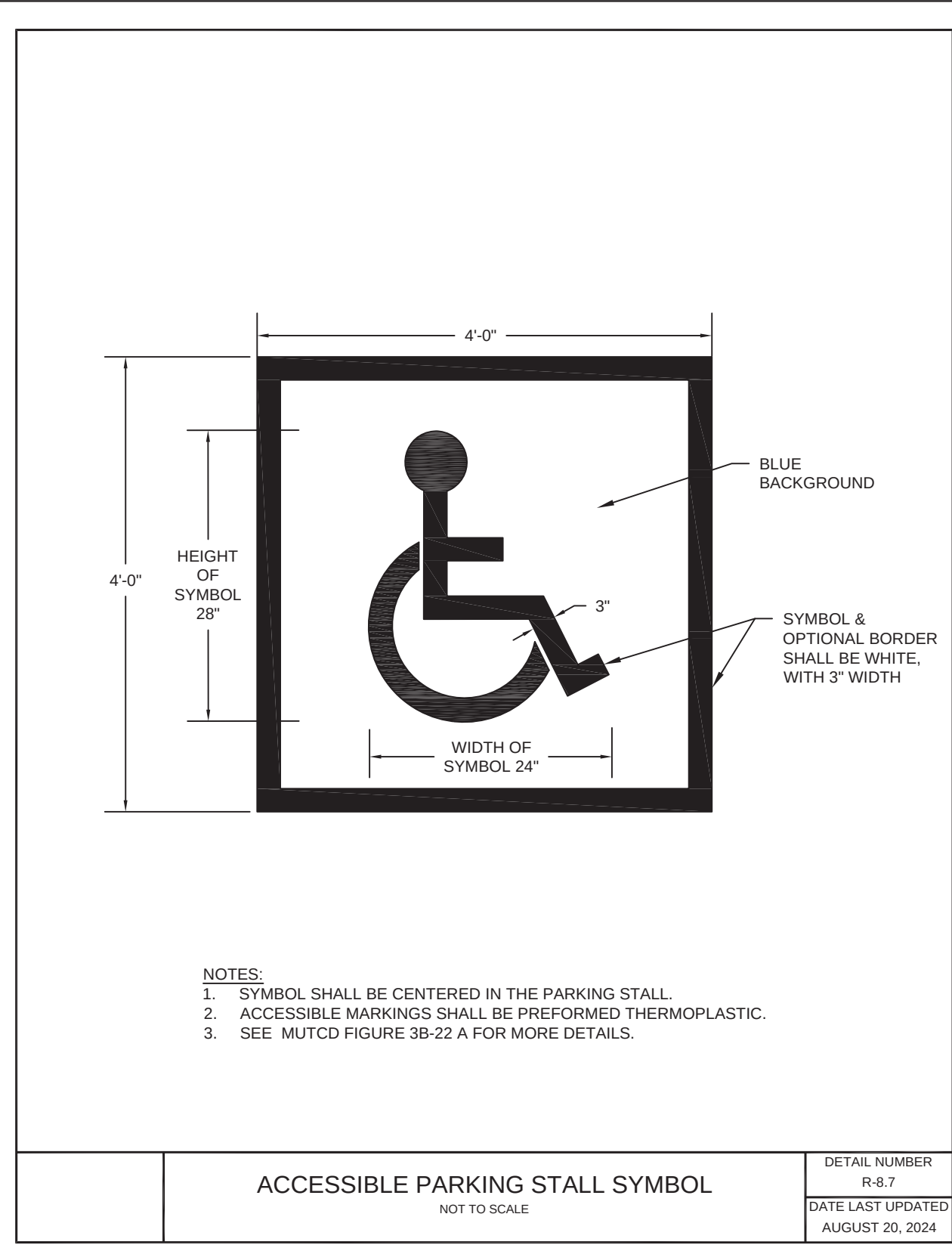
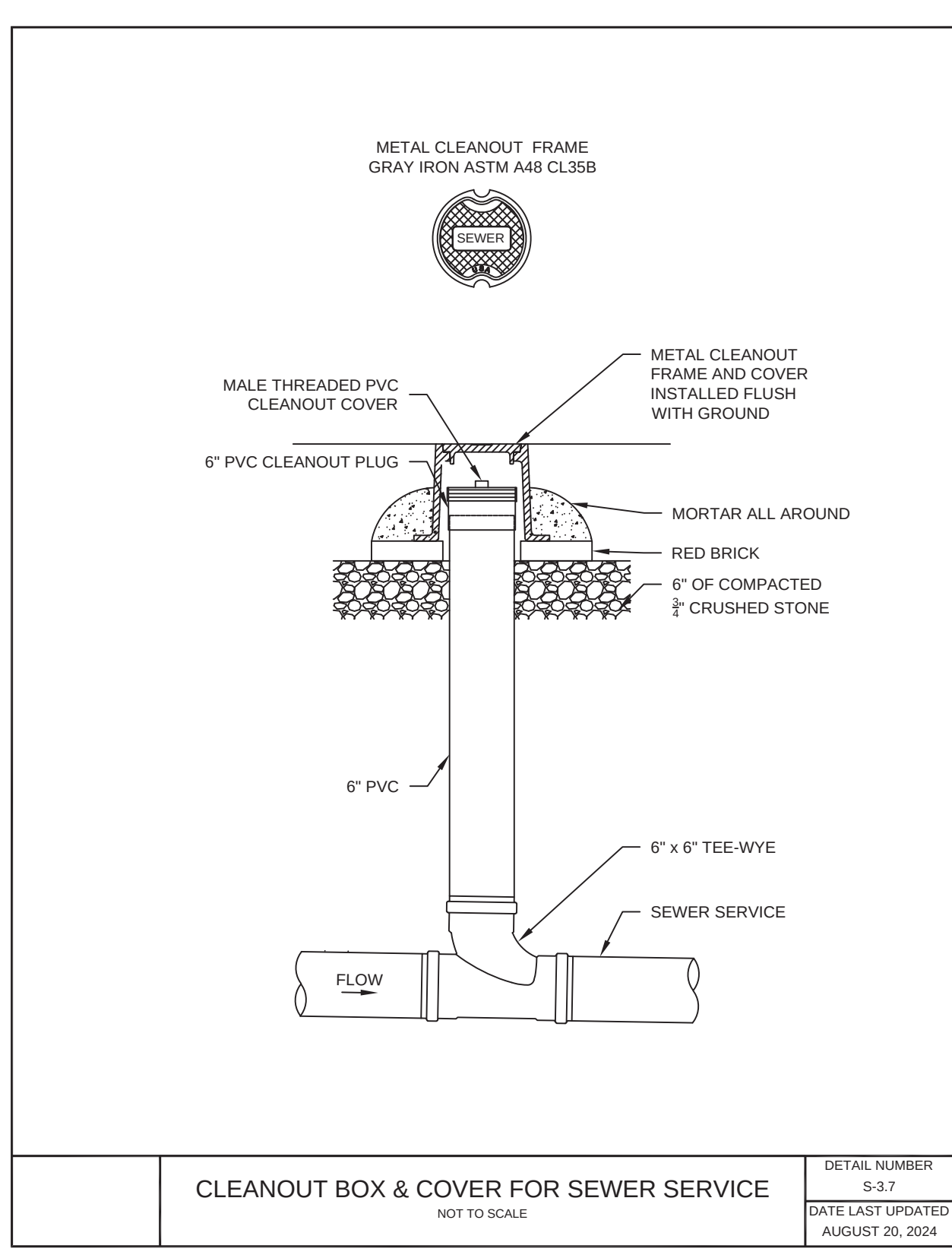
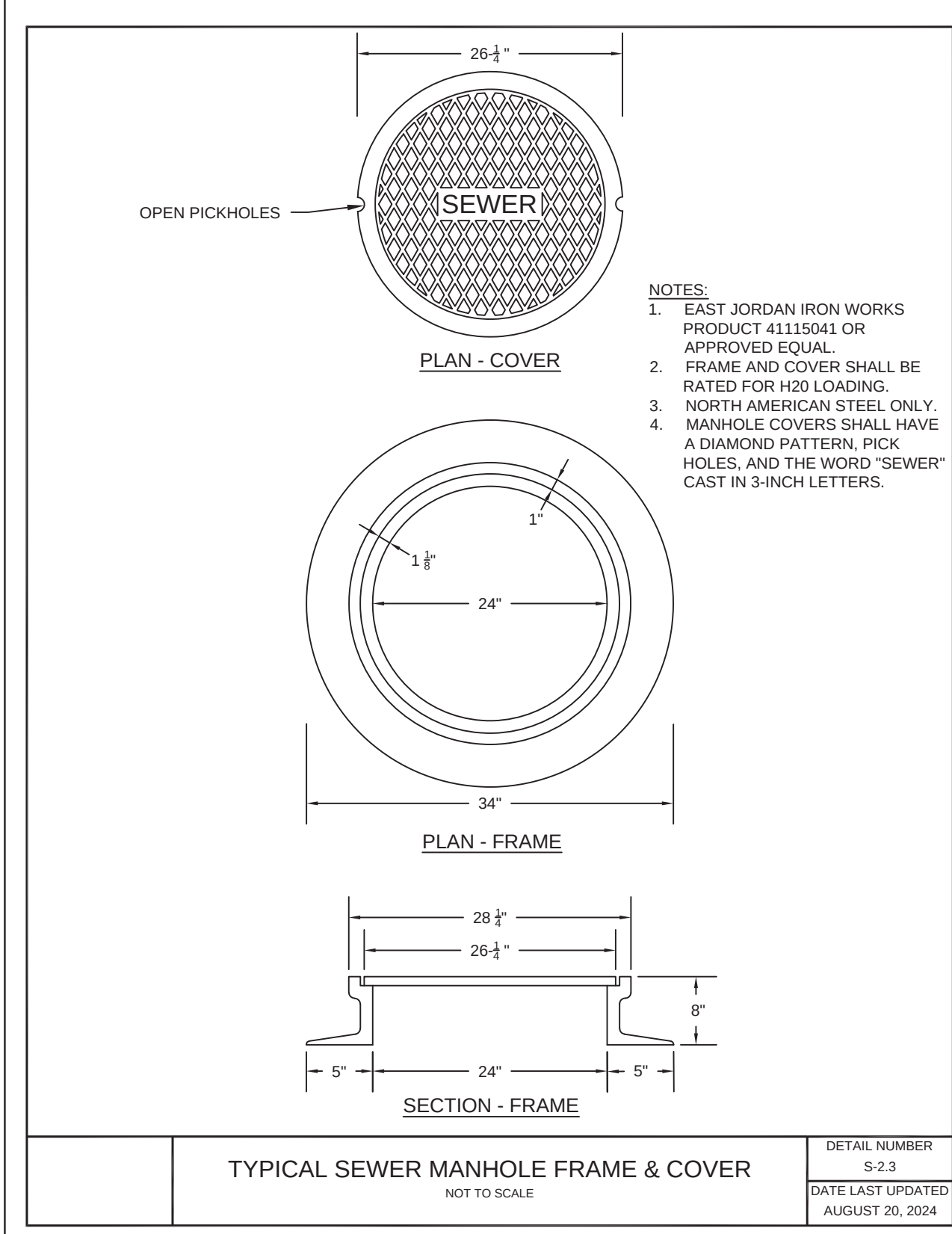
SITE DETAILS SHEET

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

Project Number:	2G1S-602
Drawn By:	JJD
Scale:	AS SHOWN
Print Date:	02-11-2026

C-6





☐	ISSUED	DATE:
☐	SCHEMATIC DESIGN	DATE:
☒	DESIGN DEVELOPMENT	DATE: 02-11-26
☐	CD'S 100%	DATE:
☐	BID SET	DATE:
☐	PERMIT SET	DATE:
☐	CONSTRUCTION SET	DATE:

Consultants:

DZI Site Planning, Civil Engineering, Landscape Architecture
Po Box 307
Fosterborough, MA
508.473.4114 phone
develliszrein.com

DeVellis Zrein Inc.



No.	Description	Date
1	PB: MUNICIPAL COMMENTS	18 May 2026

Project Title:

**AYER SENIOR
CENTER**
BISHOP ROAD (0 MACPHERSON ROAD)
AYER, MA 01432

Sheet Title:

SITE DETAILS
SHEET

THE ABOVE DRAWING AND SPECIFICATIONS AND IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, COPIED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THAT SPECIFICALLY PROVIDED FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN SHALL BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

Project Number:	2G1S-602
Drawn By:	JJD
Scale:	AS SHOWN
Print Date:	02-11-2026

C-7

TOWN OF AYER, MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

ACCESS ROAD CONSTRUCTION FOR AYER SENIOR CENTER

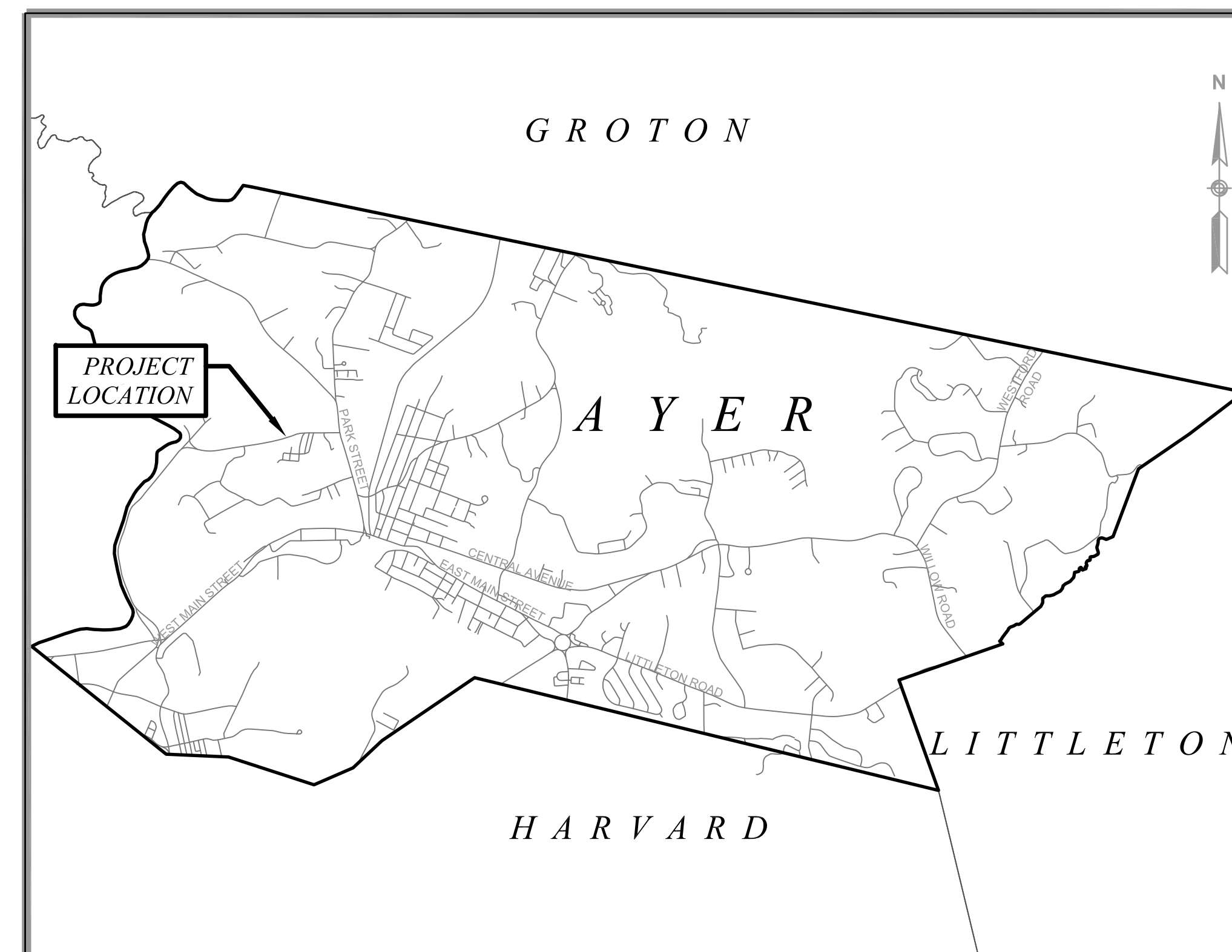
CONTRACT NO. TBD



DIRECTOR OF PUBLIC WORKS
DAN VAN SCHALKWYK, P.E.

WATER & SEWER SUPERINTENDENT
KIMBERLY ABRAHAM

TOWN ENGINEER
MATTHEW HERNON, P.E.



LOCATION PLAN
NO SCALE

LIST OF DRAWINGS

SHEET 1	SITE PLAN
SHEET 2	SITE PLAN
SHEET 3	DETAILS

PERMITTING PLANS

JUNE 2026



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TOWN OF AYER
DEPARTMENT OF PUBLIC WORKS
25 BROOK STREET
AYER, MA 01432

PROP ELECTRIC
ACCESS ROAD FOR
FUTURE SENIOR CTR

CONTRACT: TBD

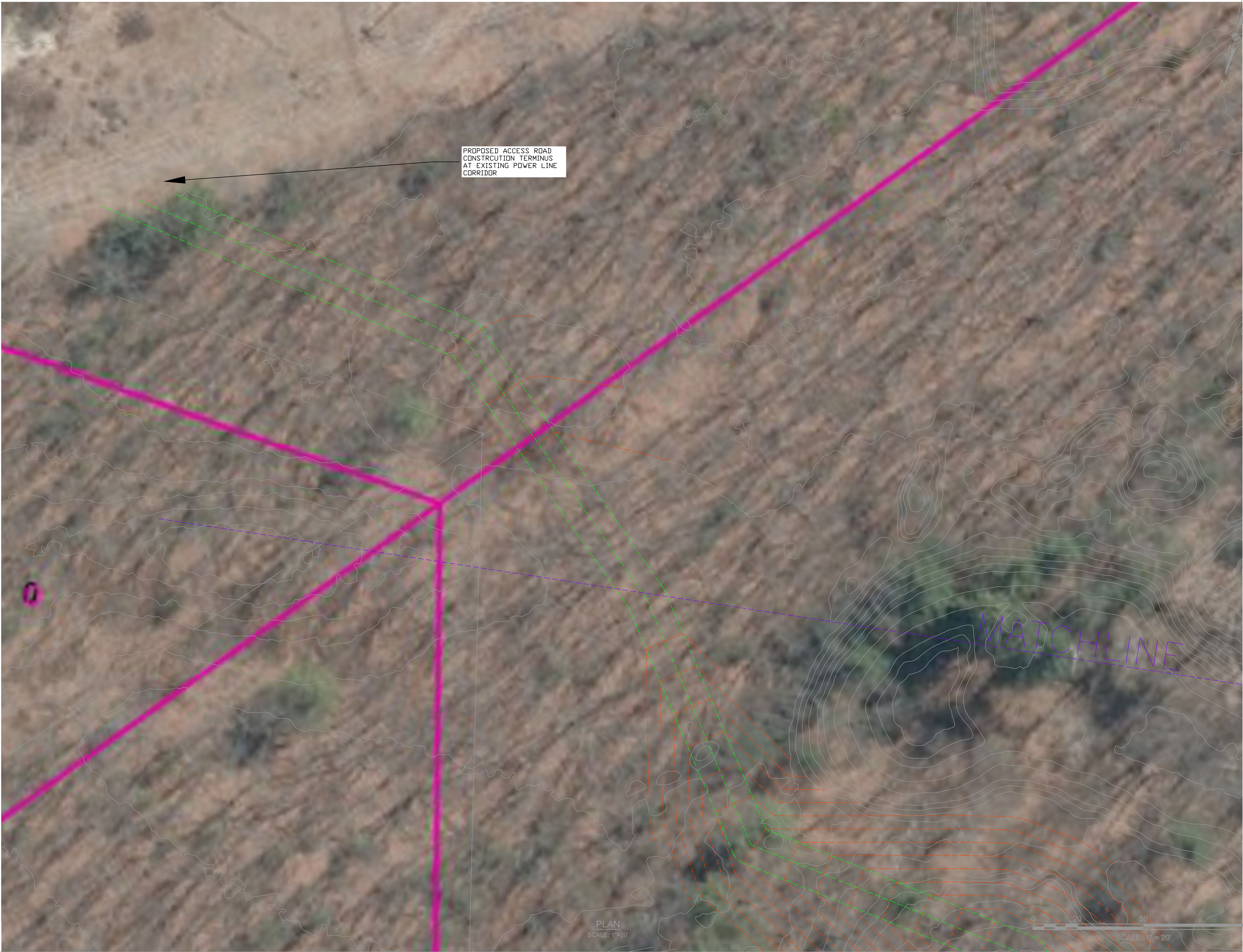
SITE PLAN

DESIGNED BY: D. VAN SCHALKWYK
DRAWN BY: D. VAN SCHALKWYK
CHECKED BY: NOT APPLICABLE

REVISIONS		
REV.	COMMENTS	DATE

ISSUED FOR
PERMITTING

SHEET 1



\\A:\Support Documents\Design\Town Logo.jpg

TOWN OF AYER
DEPARTMENT OF PUBLIC WORKS
25 BROOK STREET
AYER, MA 01432

**PROP ELECTRIC
ACCESS ROAD FOR
FUTURE SENIOR CTR**

CONTRACT: TBD

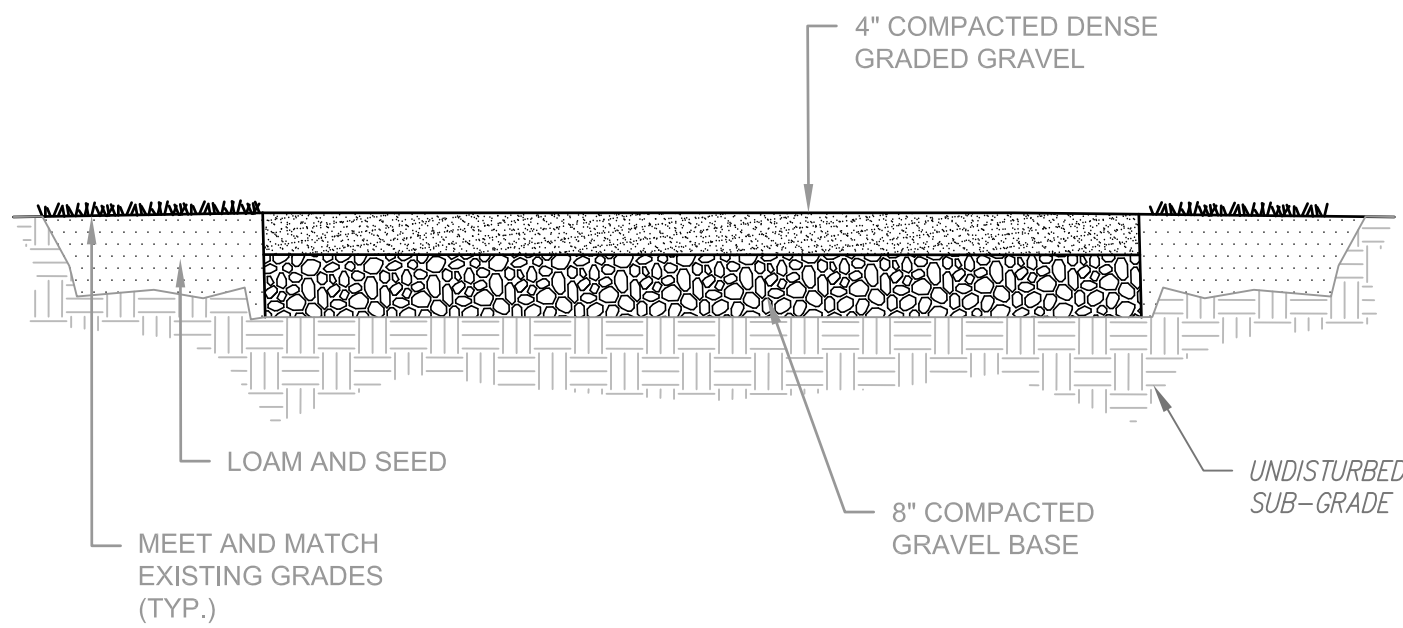
SITE PLAN

DESIGNED BY: D. VAN SCHALKWYK
DRAWN BY: D. VAN SCHALKWYK
CHECKED BY: NOT APPLICABLE

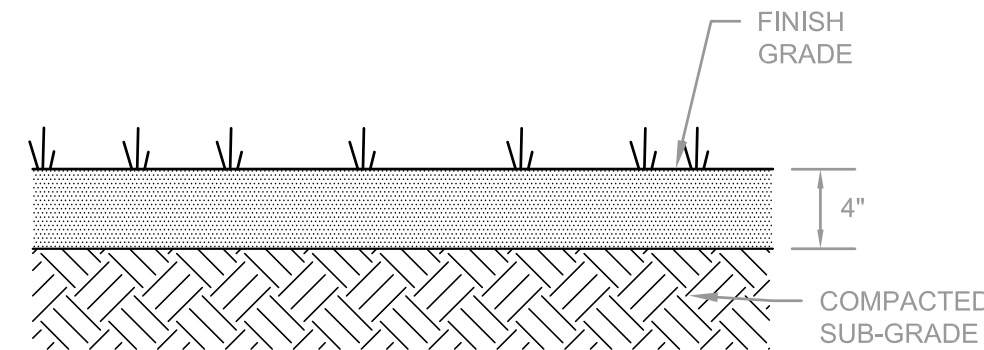
REVISIONS		
REV.	COMMENTS	DATE

ISSUED FOR
PERMITTING

SHEET 2

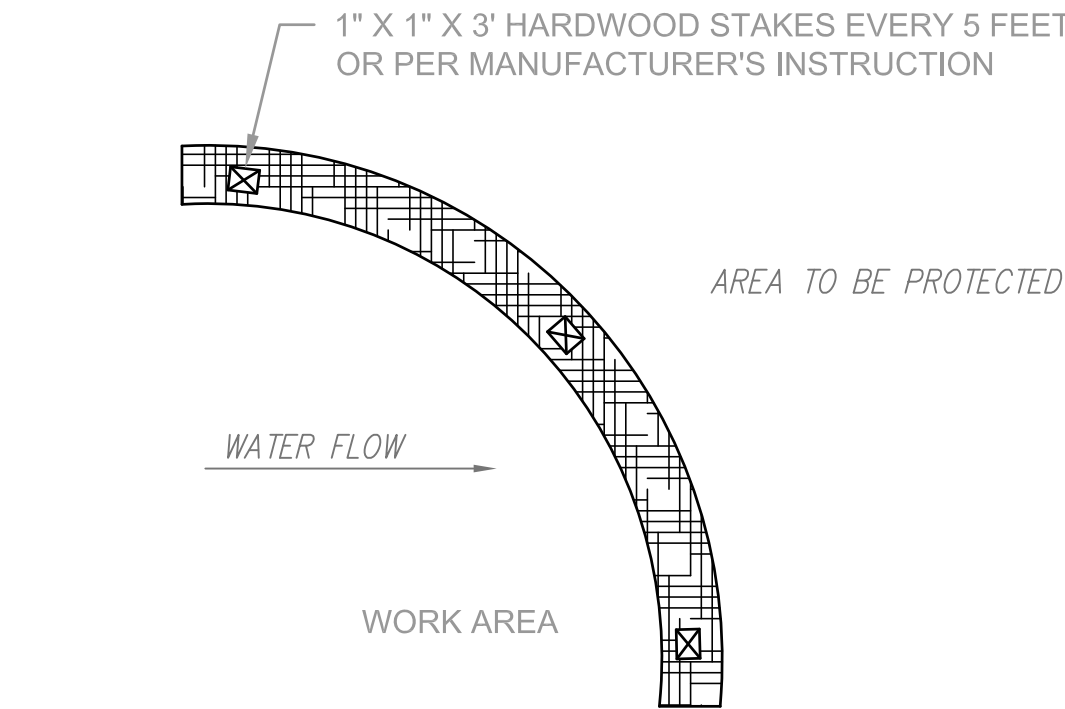


ACCESS ROAD
NOT TO SCALE

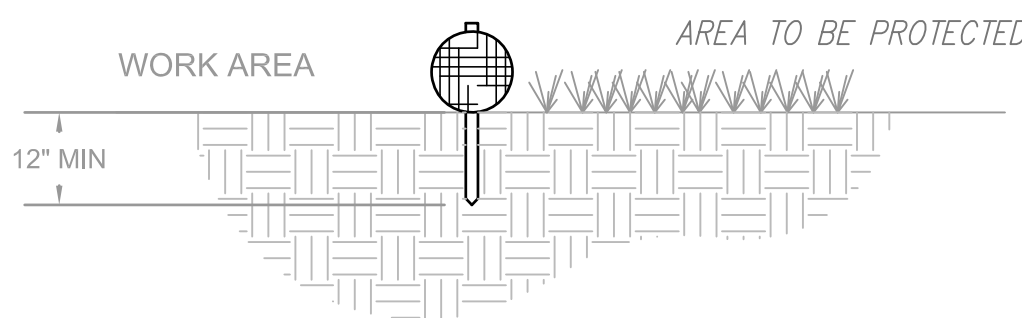


- NOTES:
1. SEED MIX SHALL BE NEW ENGLAND CONSERVATION SEED MIX, FREE OF FERTILIZERS.
 2. LOAM SHALL BE NATIVE TO LOCAL AREA AND OF LOW NITROGEN CONTENT.

LOAM AND SEED (DISTURBED AREAS)
NOT TO SCALE



PLAN



SECTION

- NOTES
1. ONLY TO BE USED ON FLAT SURFACES WITH LOW FLOW.

12" DIAMETER STRAW WATTLE
NOT TO SCALE

..\\Support Documents\\Design\\Town Logo.jpg

TOWN OF AYER
DEPARTMENT OF PUBLIC WORKS
25 BROOK STREET
AYER, MA 01432

PROP ELECTRIC
ACCESS ROAD FOR
FUTURE SENIOR CTR

CONTRACT: TBD

DETAILS

DESIGNED BY: M. HERNON
DRAWN BY: D. DIONNE
CHECKED BY: D. VAN SCHALKWYK

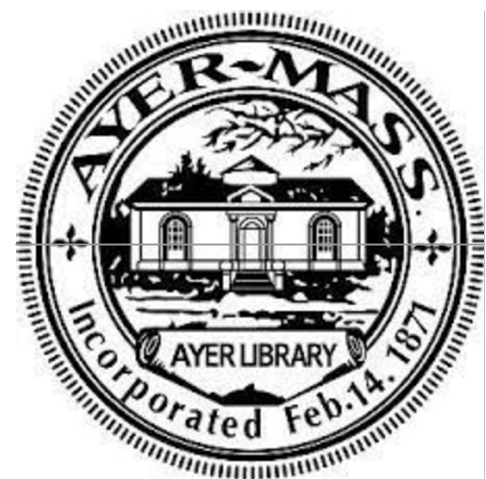
REVISIONS		
REV.	COMMENTS	DATE

ISSUED FOR
PERMITTING

SHEET 3

TOWN OF AYER, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

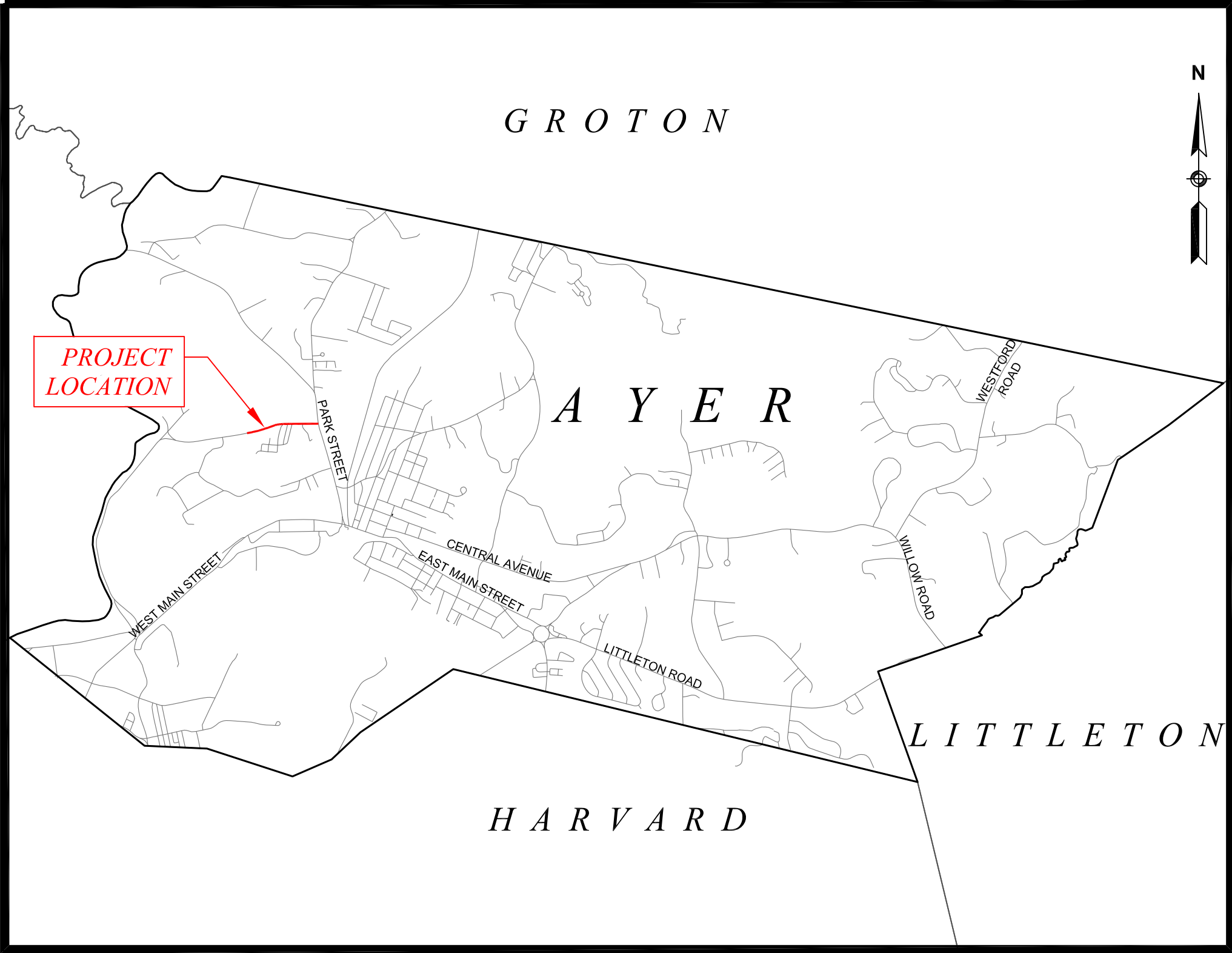
BISHOP ROAD WATER MAIN EXTENSION
CONTRACT NO. 26DPW09



DIRECTOR OF PUBLIC WORKS
DAN VAN SCHALKWYK, P.E.

WATER & SEWER SUPERINTENDENT
KIMBERLY ABRAHAM

TOWN ENGINEER
MATTHEW HERNON, P.E.



LOCATION PLAN
NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	LEGEND, NOTES, ABBREVIATIONS & KEY PLAN
3	EXISTING CONDITIONS SHEET 1 OF 2
4	EXISTING CONDITIONS SHEET 2 OF 2
5	PROPOSED CONDITIONS SHEET 1 OF 2
6	PROPOSED CONDITIONS SHEET 2 OF 2
7	RAILROAD CROSSING PLAN & PROFILE
8	WATER MAIN DETAILS
9	DRAINAGE DETAILS
10	MISCELLANEOUS DETAILS

BID PLANS
JANUARY 2026



EXISTING CONDITIONS NOTES

- 1. EXISTING CONDITIONS BASED ON AN ON-THE-GROUND TOPOGRAPHIC SURVEY PERFORMED BY DAVID E. ROSS ASSOCIATES, INC. IN DECEMBER 2024.
- 2. GEOTECHNICAL BORINGS WERE CONDUCTED BY AARDVARK GEOTECHNICAL & TESTING, INC ON 04/22/2025.
- 3. THE LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL EXISTING UTILITIES ARE SHOWN. CONTRACTOR TO FIELD VERIFY LOCATIONS, SIZES, AND DEPTHS OF EXISTING UTILITIES.

EROSION & SEDIMENTATION CONTROL NOTES

- 1. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY.

GENERAL CONSTRUCTION NOTES

- 1. CONTRACTOR TO PROVIDE DETAILED CONSTRUCTION SCHEDULE TO AYER DPW FOR REVIEW AND APPROVAL.
- 2. WHEN WORKING WITHIN OR DIRECTLY ADJACENT TO EXISTING ROADWAYS, POLICE OFFICERS MUST BE PRESENT TO DIRECT TRAFFIC AWAY FROM WORK ZONES. CONTRACTOR IS RESPONSIBLE FOR PROCURING POLICE DETAILS. TOWN WILL PAY FOR ALL POLICE DETAILS.
- 3. ALL CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE PROVIDED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 4. NO EQUIPMENT SHALL BE ALLOWED TO BE PARKED ON THE ROAD WHEN NOT IN USE. MATERIALS SHALL NOT BE STOCKPILED ON THE ROAD OR IN PARKING AREAS. CONTRACTOR SHALL CONSULT WITH AYER DPW FOR LOCATION OF STOCKPILED MATERIALS
- 5. CONTRACTOR TO RESTORE DISTURBED AREAS (PAVEMENT, GRASS, GRAVEL ETC.) TO ORIGINAL OR BETTER CONDITION UNLESS OTHERWISE NOTED.
- 6. CONTRACTOR SHALL CAUSE AS LITTLE INTERFERENCE AND INCONVENIENCE TO ABUTTERS AS POSSIBLE. CONTRACTOR SHALL MAINTAIN SAFE AND CONVENIENT ACCESS TO PRIVATE PROPERTIES AT ALL TIMES. CONTRACTOR SHALL NOTIFY ABUTTERS IN ADVANCE OF INTERRUPTION TO ACCESS.
- 7. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES NOT SCHEDULED FOR REMOVAL.
- 8. EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE PROTECTED AND SUPPORTED AT ALL TIMES BY THE CONTRACTOR.
- 9. CONTRACTOR SHALL NOTIFY AYER DPW IF EXISTING UTILITIES ARE FOUND TO CONFLICT WITH PROPOSED WORK.
- 10. SURPLUS MATERIAL OBTAINED FROM ANY TYPE OF EXCAVATION, AND ALL EXISTING AND OTHER MATERIALS NOT REQUIRED TO BE REMOVED AND STACKED OR NEEDED FOR USE ON THE PROJECT, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF SUBJECT TO REGULATIONS AND REQUIREMENTS OF LOCAL AUTHORITIES GOVERNING THE DISPOSAL OF SUCH MATERIALS, AT NO ADDITIONAL COST.

TRAFFIC CONTROL NOTES

- 1. CONTRACTOR SHALL SUBMIT TRAFFIC MANAGEMENT PLAN FOR TOWN OF AYER'S APPROVAL PRIOR TO START OF CONSTRUCTION.
- 2. TOWN OF AYER POLICE AND FIRE DEPARTMENTS MUST BE NOTIFIED PRIOR TO CLOSING ANY ROADWAY.
- 3. TRAFFIC CONTROL DEVICES TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.

DRAINAGE CONSTRUCTION NOTES

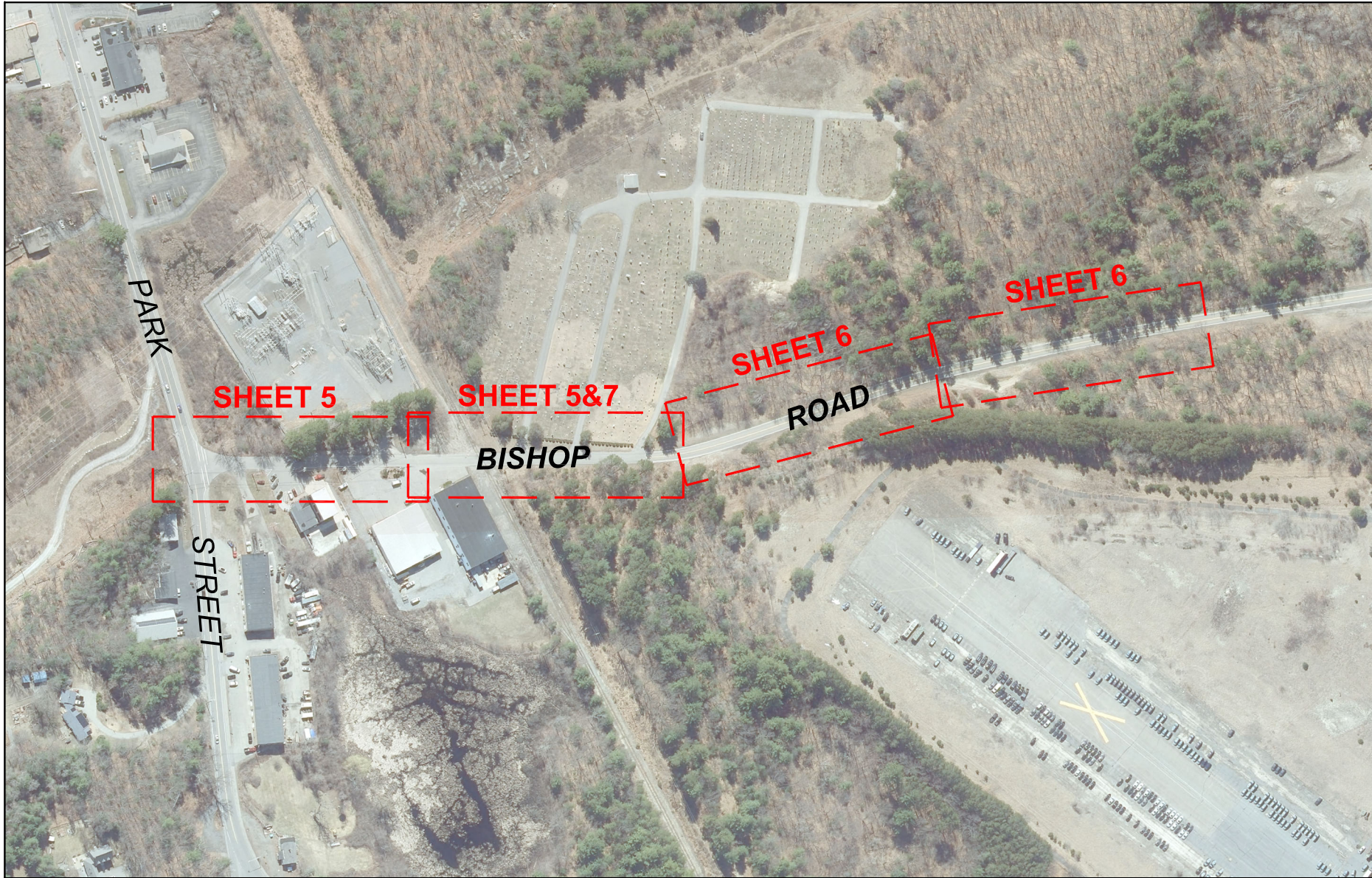
- 1. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS PRIOR TO DRAINAGE CONSTRUCTION. REPORT ANY DISCREPANCIES TO AYER DPW.
- 2. RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE AND SHALL BE ADJUSTED AS REQUIRED TO MATCH FIELD CONDITIONS.

WATER MAIN CONSTRUCTION NOTES

- 1. PROPOSED WATER MAIN SHALL BE DUCTILE IRON CEMENT LINED PIPE, CLASS 52.
- 2. CONFIRM WITH AYER DPW FINAL LOCATION OF NEW WATER MAIN, HYDRANTS, VALVES, AND FITTINGS PRIOR TO SAW CUTTING.
- 3. ALL NEW WATER MAINS SHALL HAVE A MINIMUM OF 5 FEET OF COVER, UNLESS OTHERWISE NOTED.
- 4. CONTRACTOR SHALL NOT OPERATE ANY VALVES IN SYSTEM. GIVEN 48 HOURS NOTICE, AYER DPW WILL OPEN AND/OR CLOSE VALVES.

COMMUNICATION UTILITY CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL FURNISH & INSTALL THE 3" SCH40 PVC CONDUITS IN LOCATIONS SHOWN ON THE PLANS. CONDUIT SHALL HAVE A MINIMUM OF 2 FEET OF COVER.
- 2. CONTRACTOR SHALL PROVIDE 90° SWEEP AT THE UTILITY POLE AND AT ALL HANDHOLE LOCATIONS.
- 3. CONTRACTOR SHALL PROVIDE PULL STRINGS INSIDE CONDUIT ONCE INSTALLED.
- 4. COMCAST WILL FURNISH HANDHOLES PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL HANDHOLES FURNISHED BY COMCAST.
- 5. COMCAST WILL PROVIDE CABLE & SPLICING AND WILL ACTIVATE THE PROPOSED NETWORK.

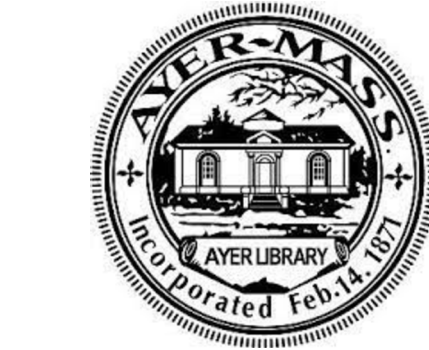


KEY PLAN
SCALE: 1"=300'

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	CONTOUR LINE	
	HOUSE/BUILDING	
	TREE	
	WETLAND FLAG	
	EDGE OF WETLAND	
	BUFFER ZONE	
	BORING	
	TEST HOLE	
	EROSION CONTROLS	
	STORM DRAIN	
	CATCH BASIN	
	DRAIN MANHOLE	
	HEADWALL	
	GAS MAIN	
	UTILITY POLE	
	SANITARY SEWER MAIN	
	SANITARY SEWER MANHOLE	
	WATER MAIN	
	HYDRANT	
	WATER CURB STOP	
	WATER GATE VALVE	
	TELEPHONE	
	COMMUNICATIONS CONDUIT	
	COMMUNICATIONS CASING PIPE	
	COMMUNICATIONS HANDHOLE	
	FENCE	

ABBREVIATIONS

AC	ASBESTOS CEMENT
BIT	BITUMINOUS
TBM	TEMPORARY BENCHMARK
CI	CAST IRON
CO	CLEANOUT
COMM	COMMUNICATIONS
DI	DUCTILE IRON
DICL	DUCTILE IRON CEMENT LINED
LB	LEACHING BASIN
EL	ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
INV	INVERT
N/F	NOW OR FORMERLY
LF	LINEAR FEET
P	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TYP	TYPICAL
WF	WETLAND FLAG
WG	WATER GATE
EOP	EDGE OF PAVEMENT
CORP	CORPORATION
CB	CATCH BASIN
HW	HEADWALL
MJ	MECHANICAL JOINT
PROP	PROPOSED
SCH	SCHEDULE



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BISHOP ROAD
WATER MAIN
EXTENSION

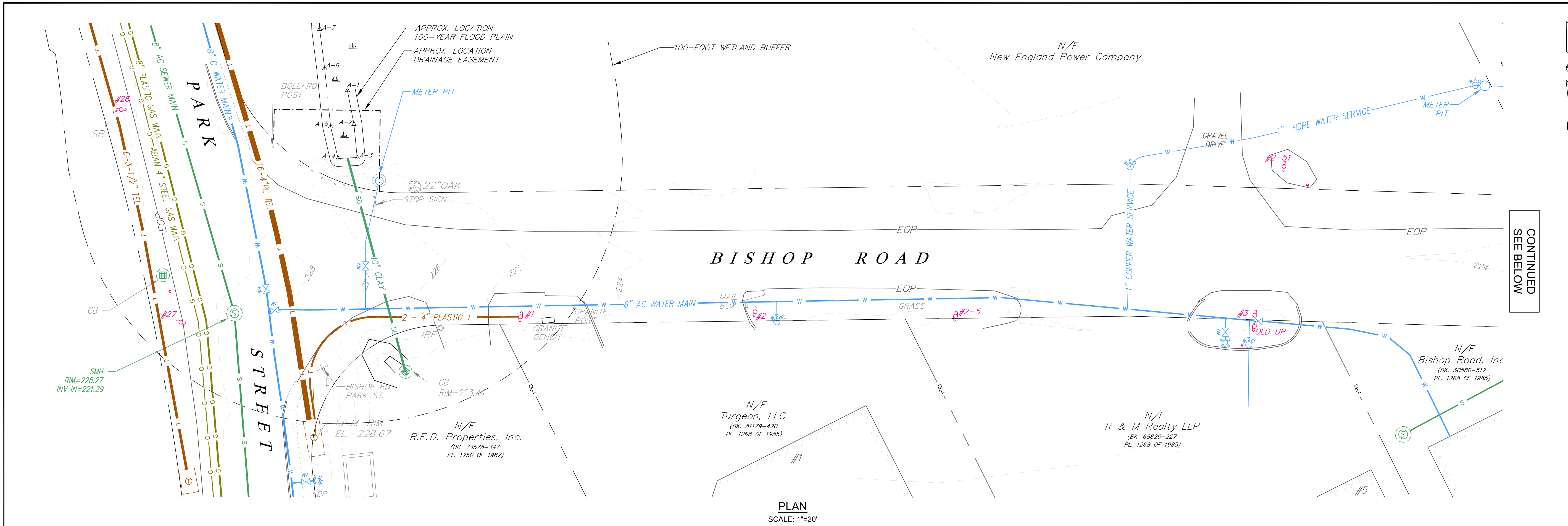
CONTRACT: 26DPW09

LEGEND, NOTES,
ABBREVIATIONS &
KEY PLAN

DESIGNED BY: M. HERNON
DRAWN BY: D. DIONNE
CHECKED BY: M. HERNON

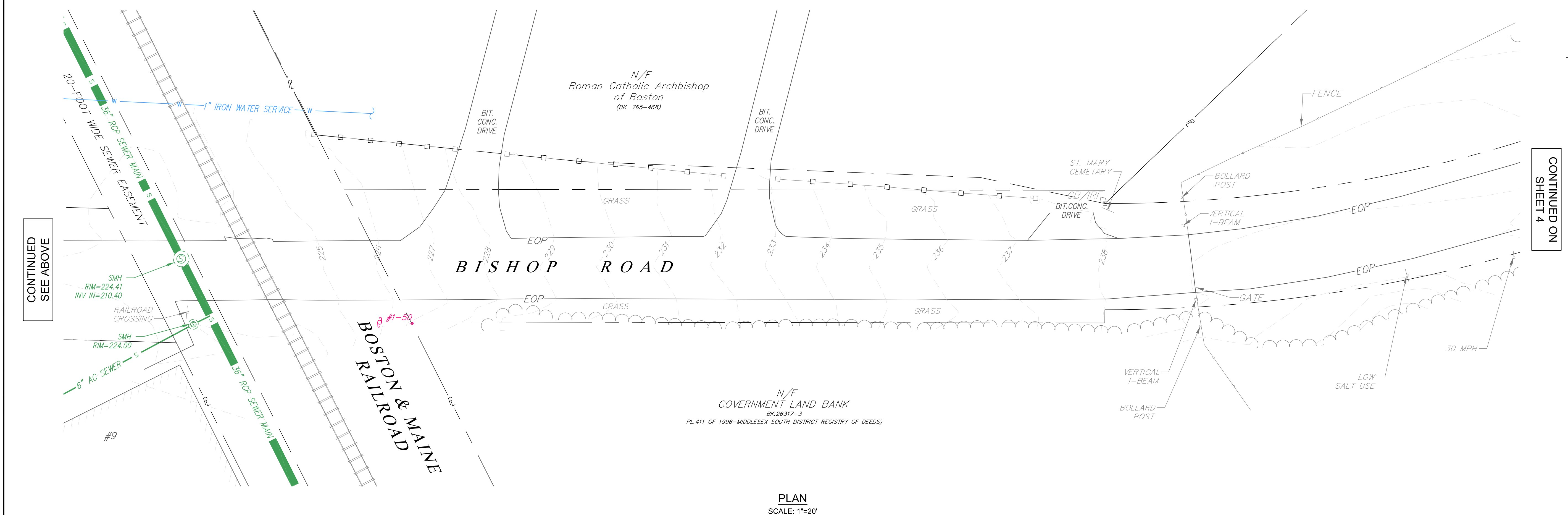
REVISIONS		
REV.	COMMENTS	DATE





PLAN
SCALE: 1"=20'

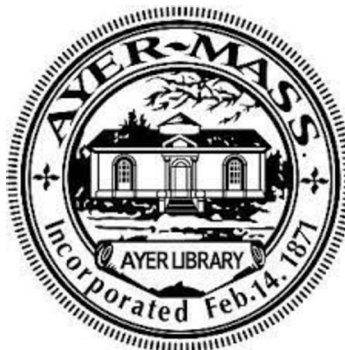
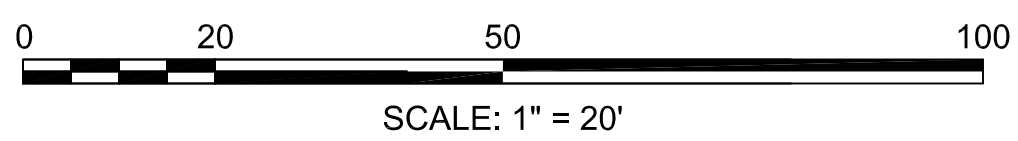
CONTINUED
SEE BELOW



PLAN
SCALE: 1"=20'

CONTINUED
SEE ABOVE

CONTINUED ON
SHEET 4



TOWN OF AYER
DEPARTMENT OF PUBLIC WORKS
25 BROOK STREET
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BISHOP ROAD WATER MAIN EXTENSION

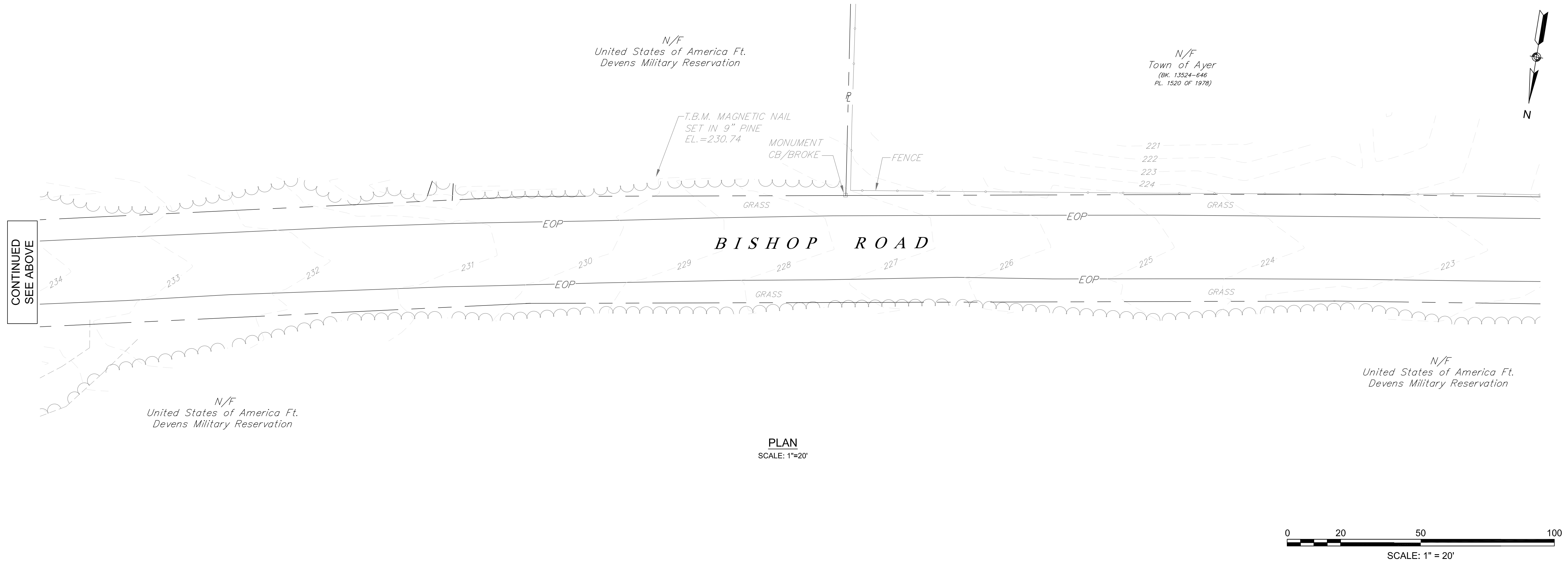
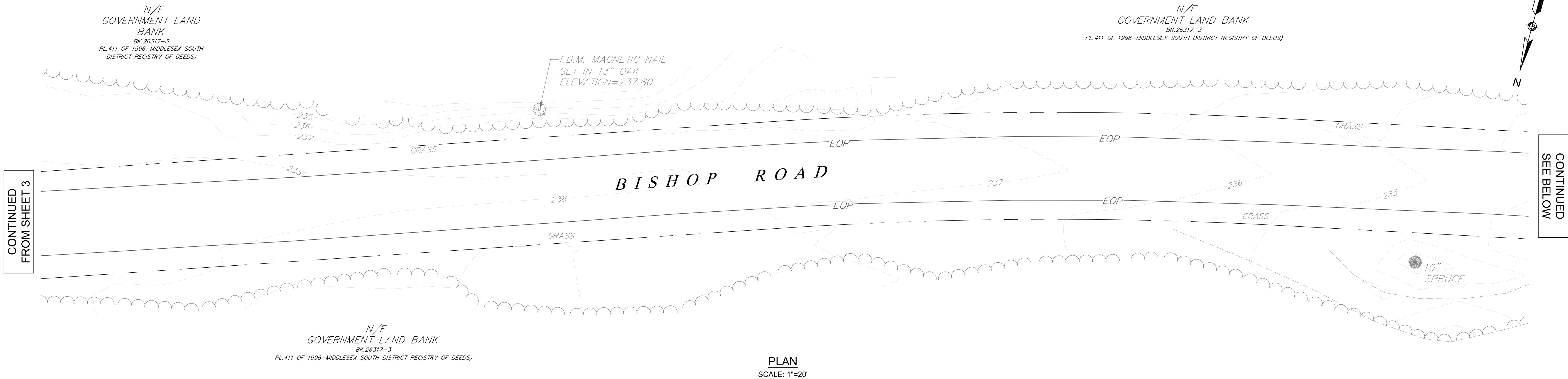
CONTRACT: 26DPW09

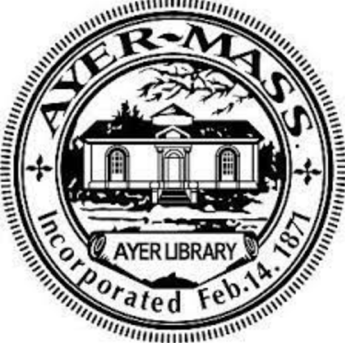
EXISTING CONDITIONS
SHEET 1 OF 2

DESIGNED BY: M. HERNON
DRAWN BY: D. DIONNE
CHECKED BY: D. VAN SCHALKWYK

REVISIONS		
REV.	COMMENTS	DATE







TOWN OF AYER
DEPARTMENT OF PUBLIC WORKS
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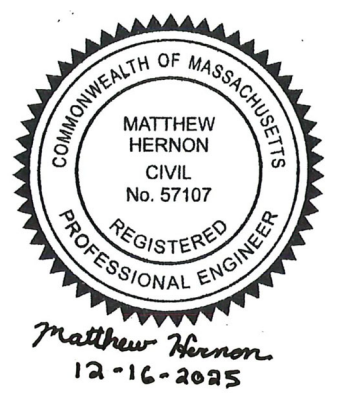
**BISHOP ROAD
WATER MAIN
EXTENSION**

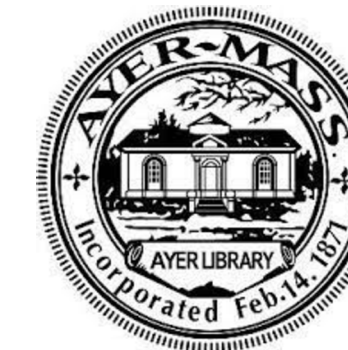
CONTRACT: 26DPW09

EXISTING CONDITIONS
SHEET 2 OF 2

DESIGNED BY: M. HERNON
DRAWN BY: D. DIONNE
CHECKED BY: D. VAN SCHALKWYK

REVISIONS		
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DEPARTMENT OF PUBLIC WORKS
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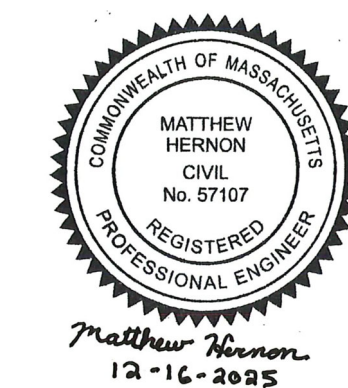
BISHOP ROAD WATER MAIN EXTENSION

CONTRACT: 26DPW09

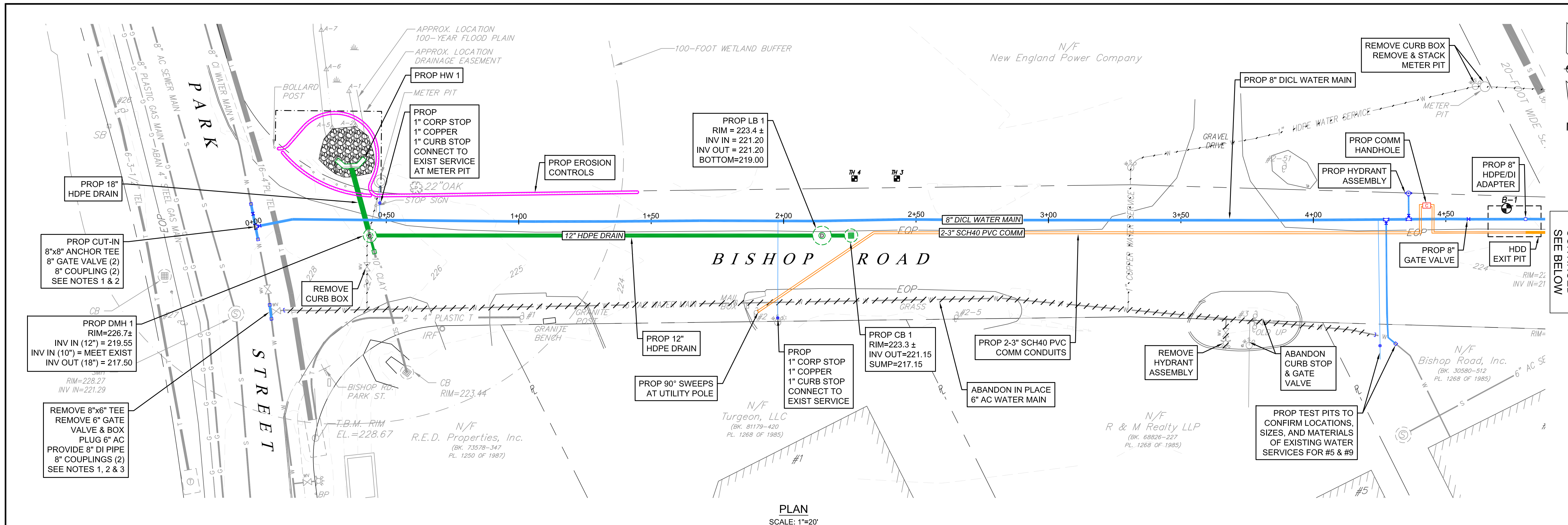
PROPOSED CONDITIONS
SHEET 1 OF 2

DESIGNED BY: M. HERNON
DRAWN BY: D. DIONNE
CHECKED BY: D. VAN SCHALKWYK

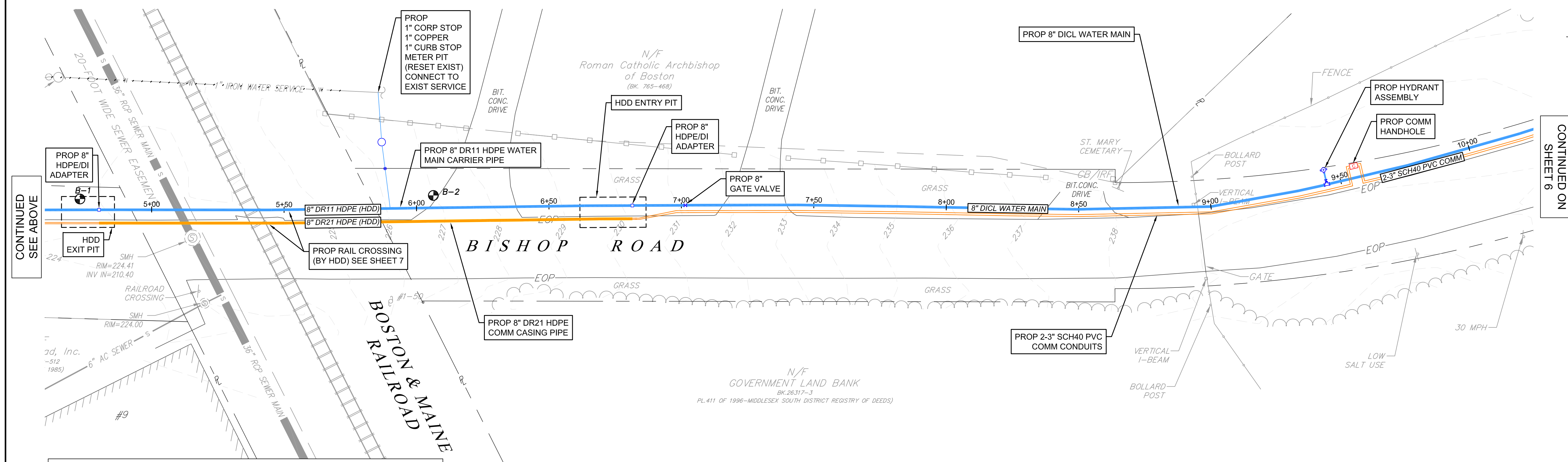
REVISIONS		
REV.	COMMENTS	DATE



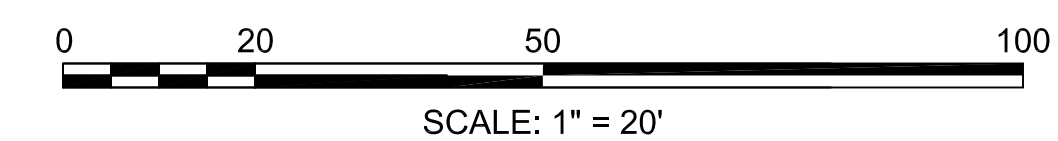
SHEET 5 OF 10



PLAN
SCALE: 1"=20'

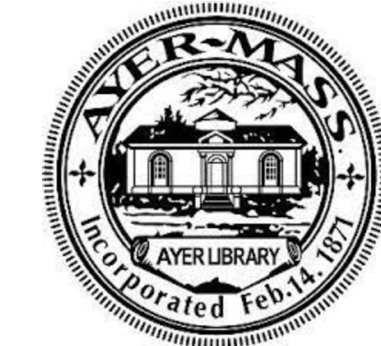
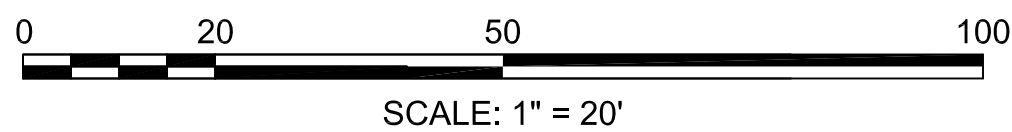
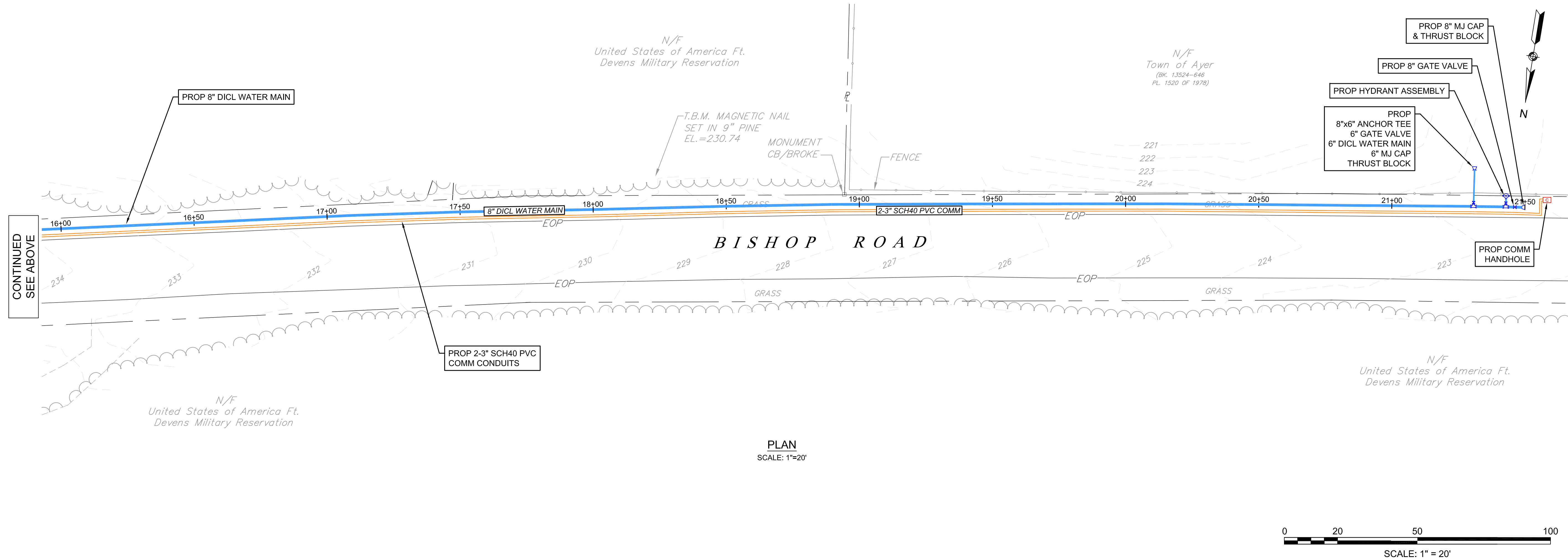
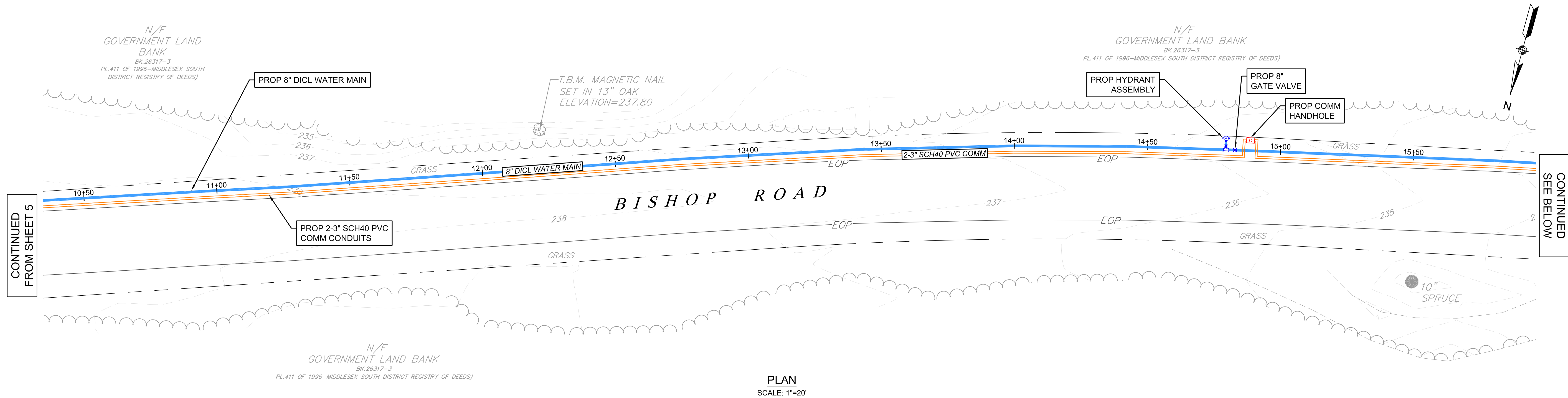


PLAN
SCALE: 1"=20'



NOTES

- PARK STREET IS A STATE ROAD. ALL WORK ON PARK STREET SHALL BE CONDUCTED IN ACCORDANCE WITH MASSDOT PERMITS. SEE SPECIFICATION SECTION 01010.
- CUT-IN WORK REQUIRES TEMPORARY WATER SHUTDOWN. COORDINATE WITH TOWN OF AYER WATER DEPARTMENT AT LEAST 1 WEEK PRIOR TO CUT-IN WORK.
- CONTRACTOR SHALL REMOVE AC PIPE IN ACCORDANCE WITH STATE & FEDERAL REGULATIONS. TOWN OF AYER WILL PROPERLY DISPOSE OF ANY REMOVED AC PIPE.



TOWN OF AYER
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**BISHOP ROAD
WATER MAIN
EXTENSION**

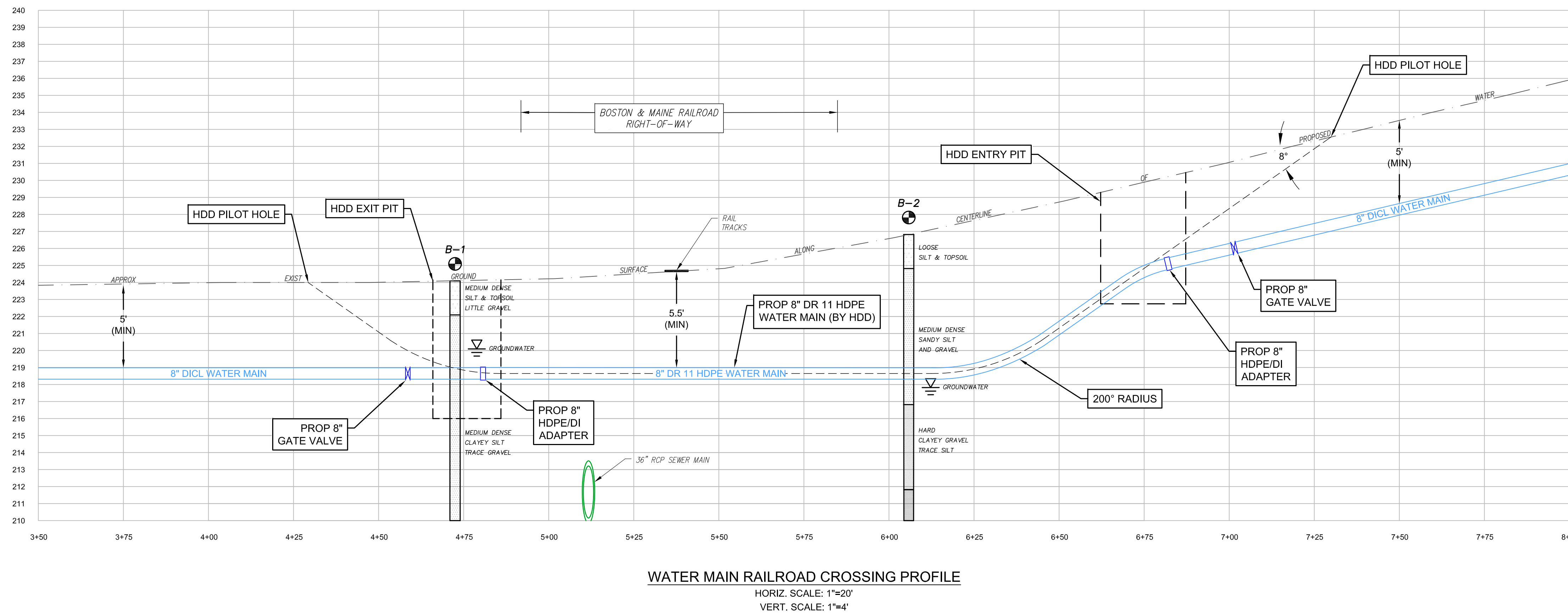
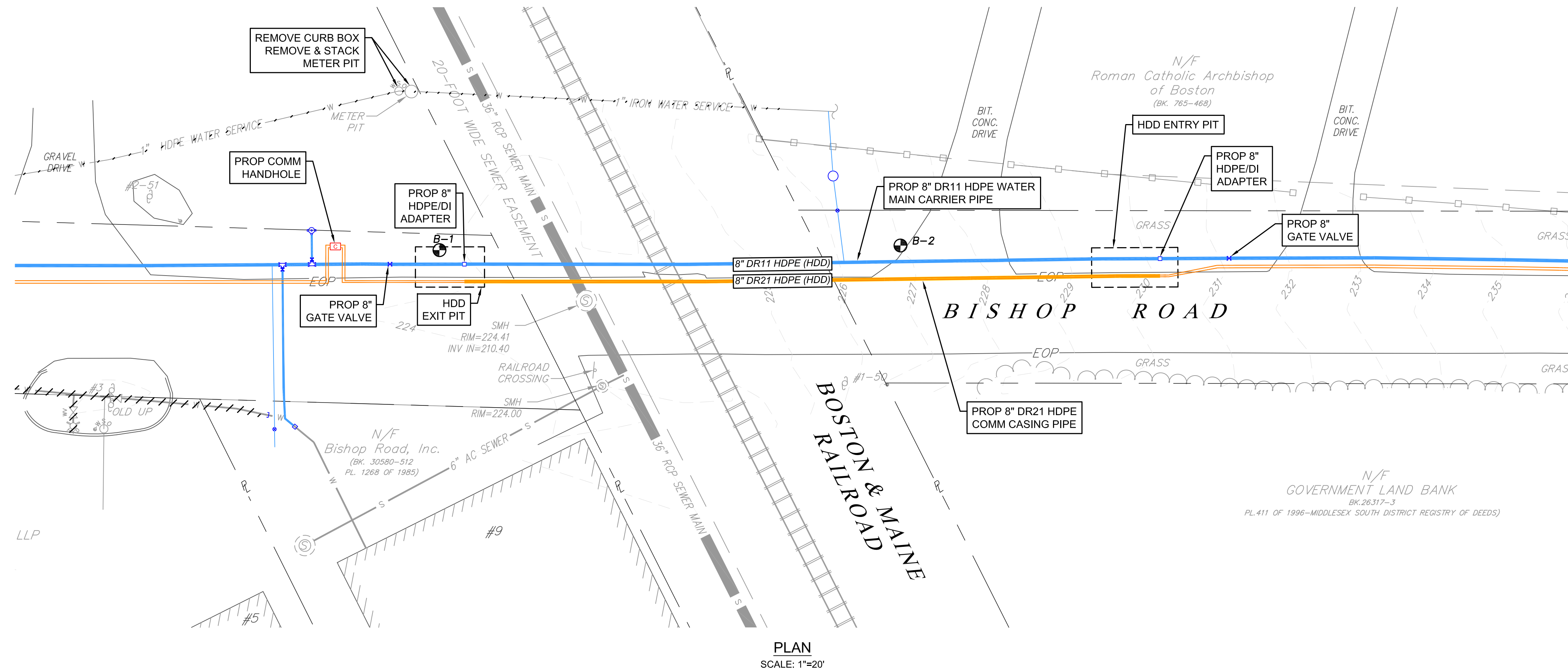
CONTRACT: 26DPW09

**PROPOSED CONDITIONS
SHEET 2 OF 2**

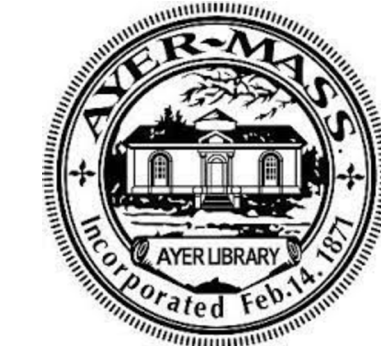
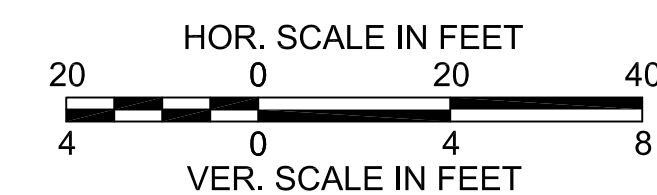
DESIGNED BY: M. HERNON
DRAWN BY: D. DIONNE
CHECKED BY: D. VAN SCHALKWYK

REVISIONS		
REV.	COMMENTS	DATE





- NOTES**
- SEE SPECIFICATION SECTION 02150 - HORIZONTAL DIRECTIONAL DRILLING.
 - THIS PROFILE ONLY SHOWS THE PROPOSED 8" SDR11 HDPE WATER MAIN PIPE. THE COMMUNICATIONS CASING PIPE MAY BE INSTALLED AT A SIMILAR PROFILE.
 - 2 (TWO) 3" DR21 HDPE COMMUNICATION CARRIER PIPES SHALL BE PULLED THROUGH THE 8" DR21 HDPE CASING PIPE.
 - SEE SPECIFICATION SECTION 01010 FOR MBTA PERMIT STATUS.



TOWN OF AYER
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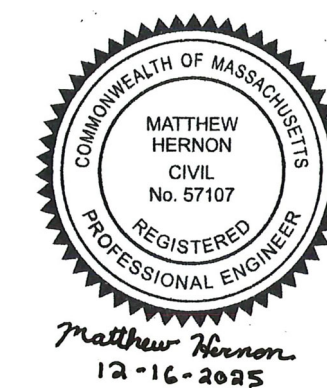
BISHOP ROAD WATER MAIN EXTENSION

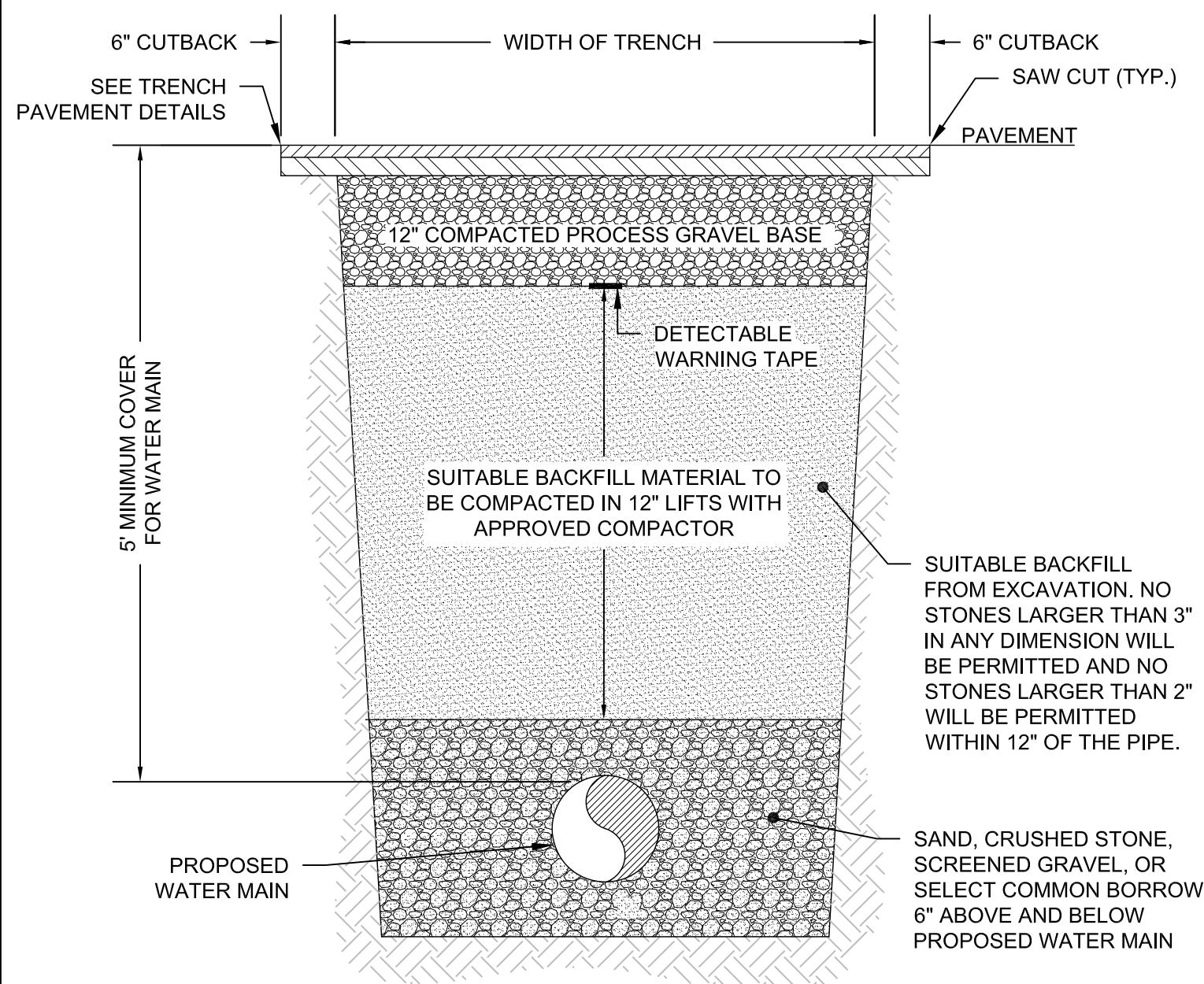
CONTRACT: 26DPW09

RAILROAD CROSSING PLAN & PROFILE

DESIGNED BY: M. HERNON
DRAWN BY: D. DIONNE
CHECKED BY: D. VAN SCHALKWYK

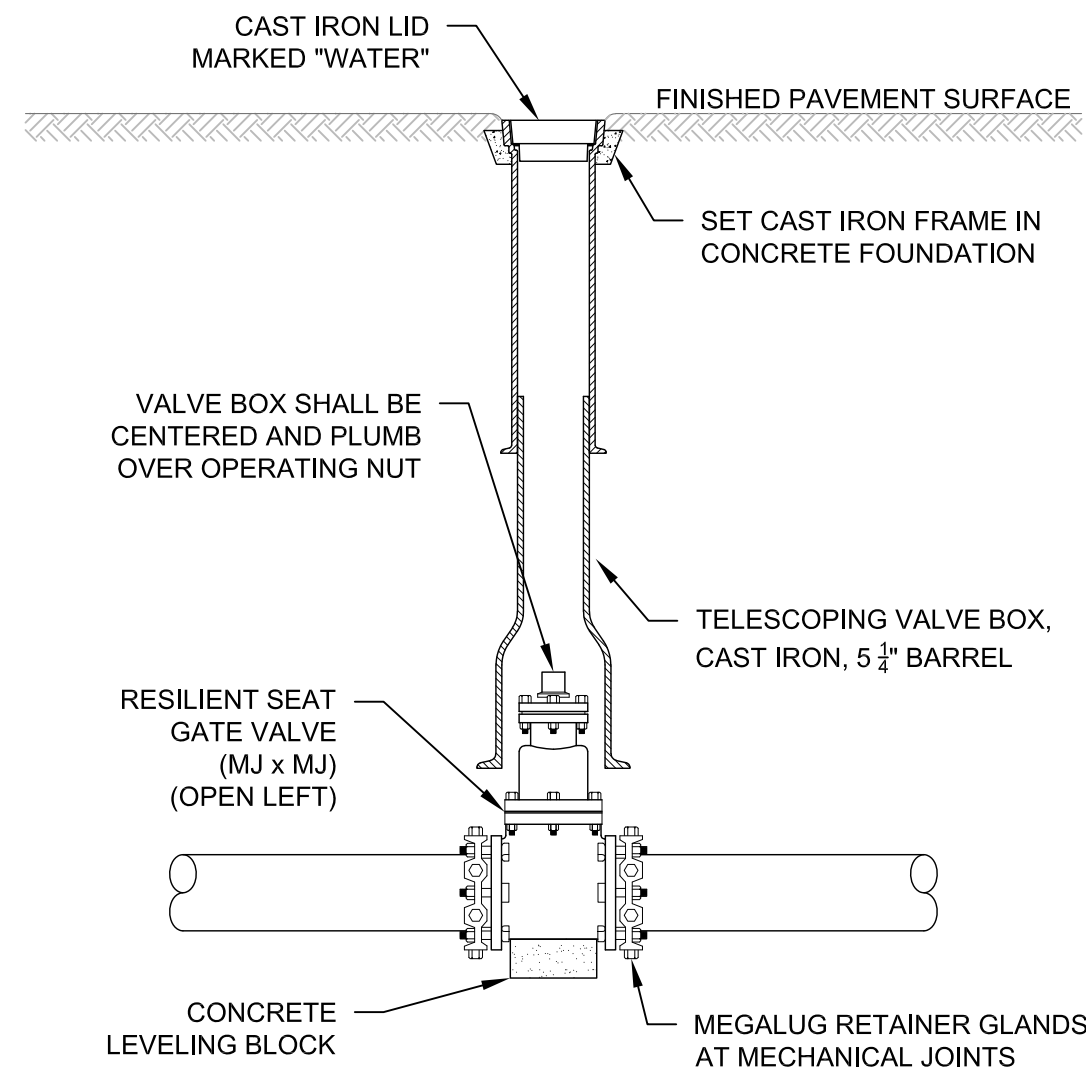
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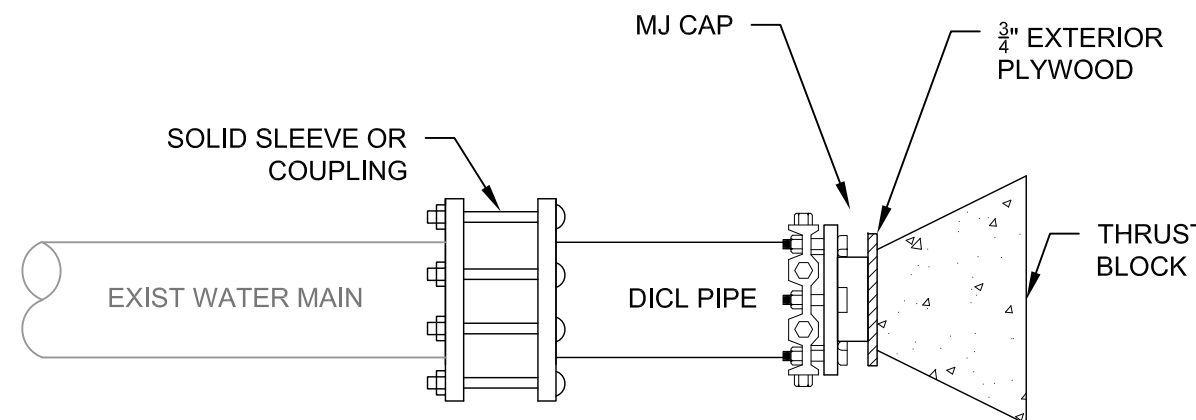
- NOTES:
- SKETCH DOES NOT DEPICT REQUIRED SHORING DETAILS. TRENCHES GREATER THAN 5 FOOT DEPTH MUCH BE SHORED PER OSHA REQUIREMENTS

WATER MAIN TRENCH
NOT TO SCALE

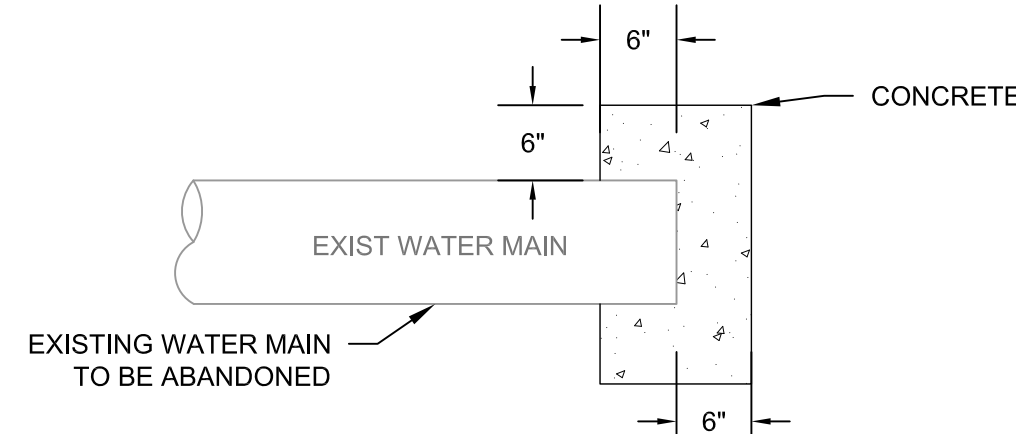


- NOTES:
- SET LID AND CONCRETE COLLAR 1/4" TO 1/2" BELOW GRADE IN PAVEMENT OR OTHER AREAS TO BE PLOWED.

WATER GATE VALVE AND BOX
NOT TO SCALE

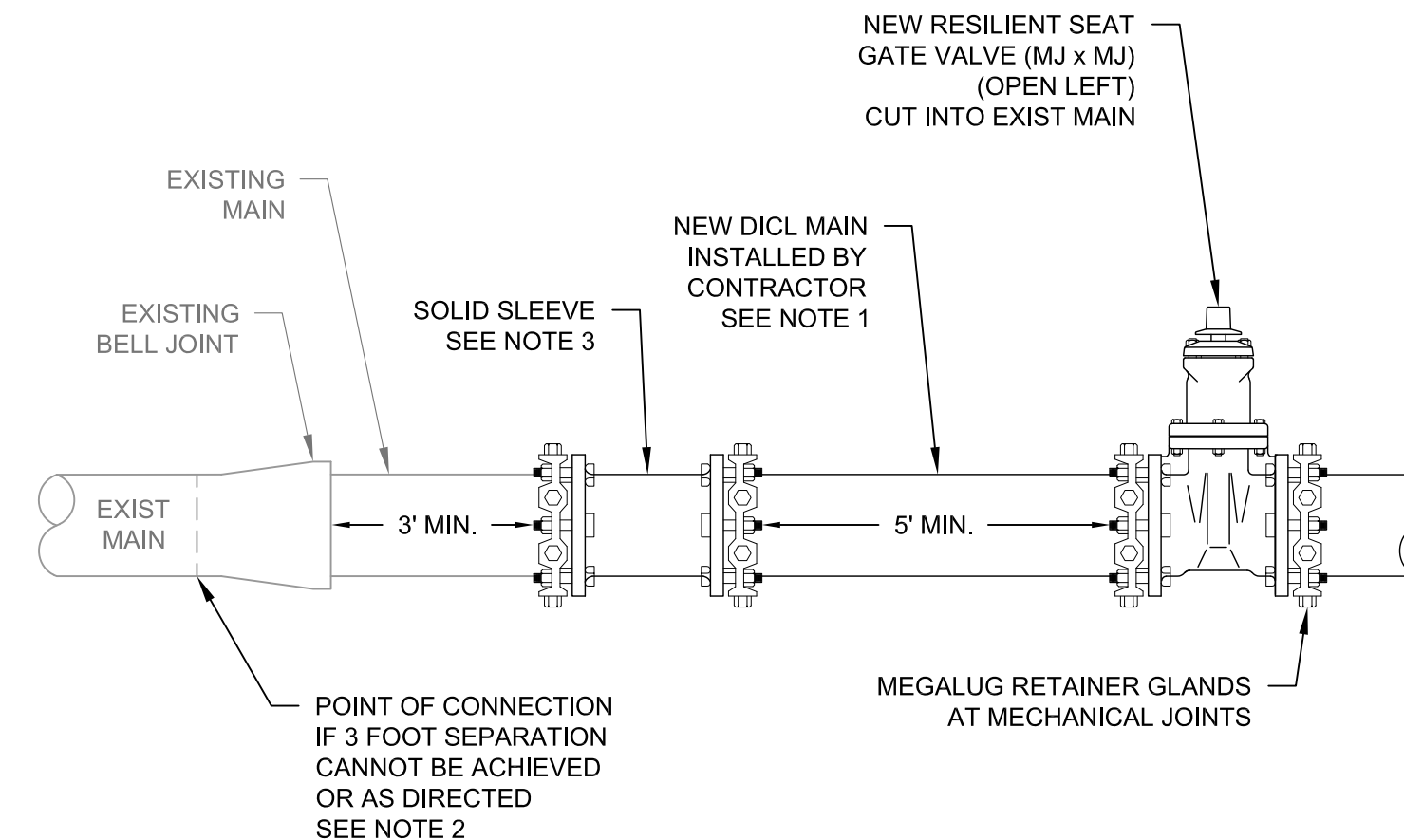


CAP FOR ABANDONED WATER MAIN (SUBJECT TO PRESSURE)



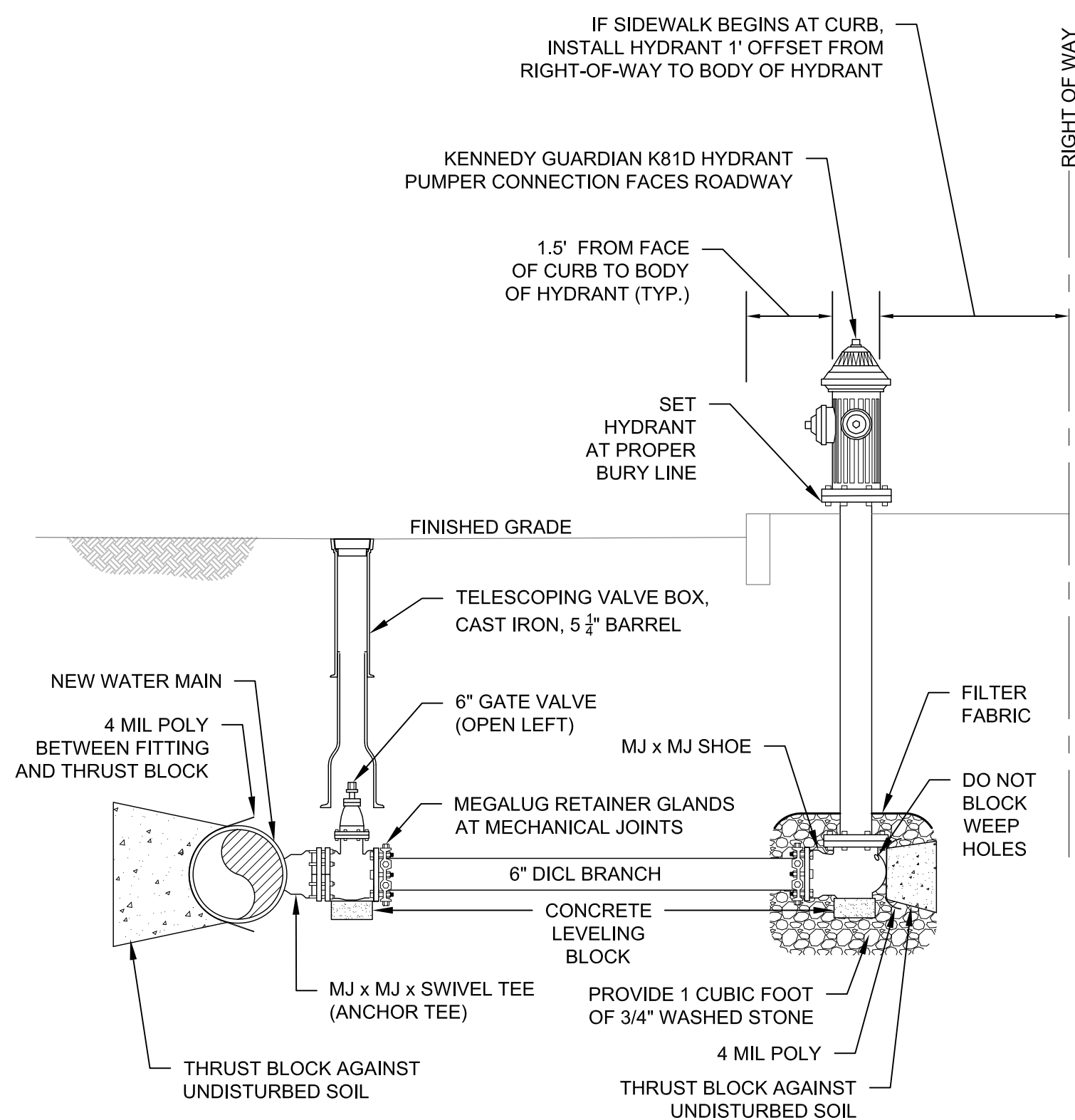
- NOTE: USE ONLY WHERE CAP IS NOT REQUIRED BY THE DRAWINGS.

PLUG FOR ABANDONED WATER MAIN (NOT SUBJECT TO PRESSURE)



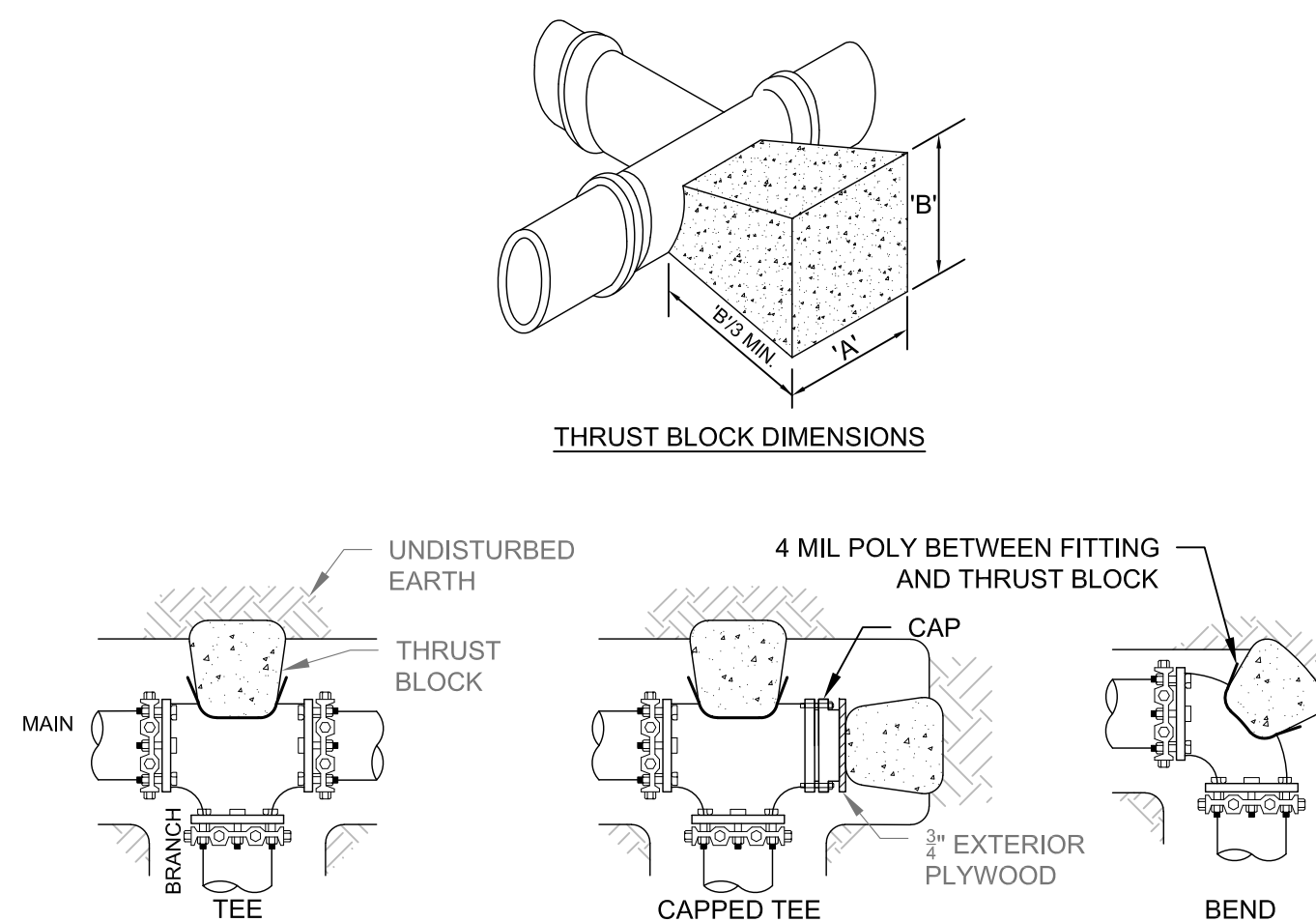
- NOTES:
- WHEN CUTTING IN A NEW VALVE, TEE, OR OTHER FITTING, THE CONTRACTOR SHALL REPLACE A MINIMUM OF 5 FEET OF MAIN ON EACH SIDE OF THE NEW APPURTENANCE UNLESS OTHERWISE DIRECTED BY THE WATER & SEWER SUPERINTENDENT.
 - NEW CONNECTIONS MUST BE MADE 3 FEET OR MORE FROM BELL JOINTS ON EXISTING MAINS. IF CONNECTION IS MADE LESS THAN 3 FEET FROM EXISTING BELL JOINT, THE CONTRACTOR SHALL REMOVE BELL AND CONNECT TO EXISTING MAIN AT THIS LOCATION OR AS DIRECTED BY THE WATER & SEWER SUPERINTENDENT.
 - SOLID SLEEVE FITTINGS SHALL BE USED AT ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING WATER MAINS. IF EXISTING WATER MAINS ARE FOUND TO BE OVER-SIZED CAST IRON OR ASBESTOS CEMENT, ROMAC COUPLINGS SHALL BE SUBSTITUTED UPON PPROVAL FROM THE WATER & SEWER SUPERINTENDENT.

CUT-IN VALVE TO EXISTING WATER MAIN
NOT TO SCALE



- NOTES:
- HYDRANT SHALL BE SET AT PROPER BURY LINE TO ALLOW FOR SUFFICIENT CLEARANCE TO BOLT/UNBOLT THE UPPER BARREL AND SAFETY FLANGES. INSTALL A HYDRANT EXTENSION IF REQUIRED. DO NOT USE OFFSET FITTINGS ON HYDRANT BRANCH.

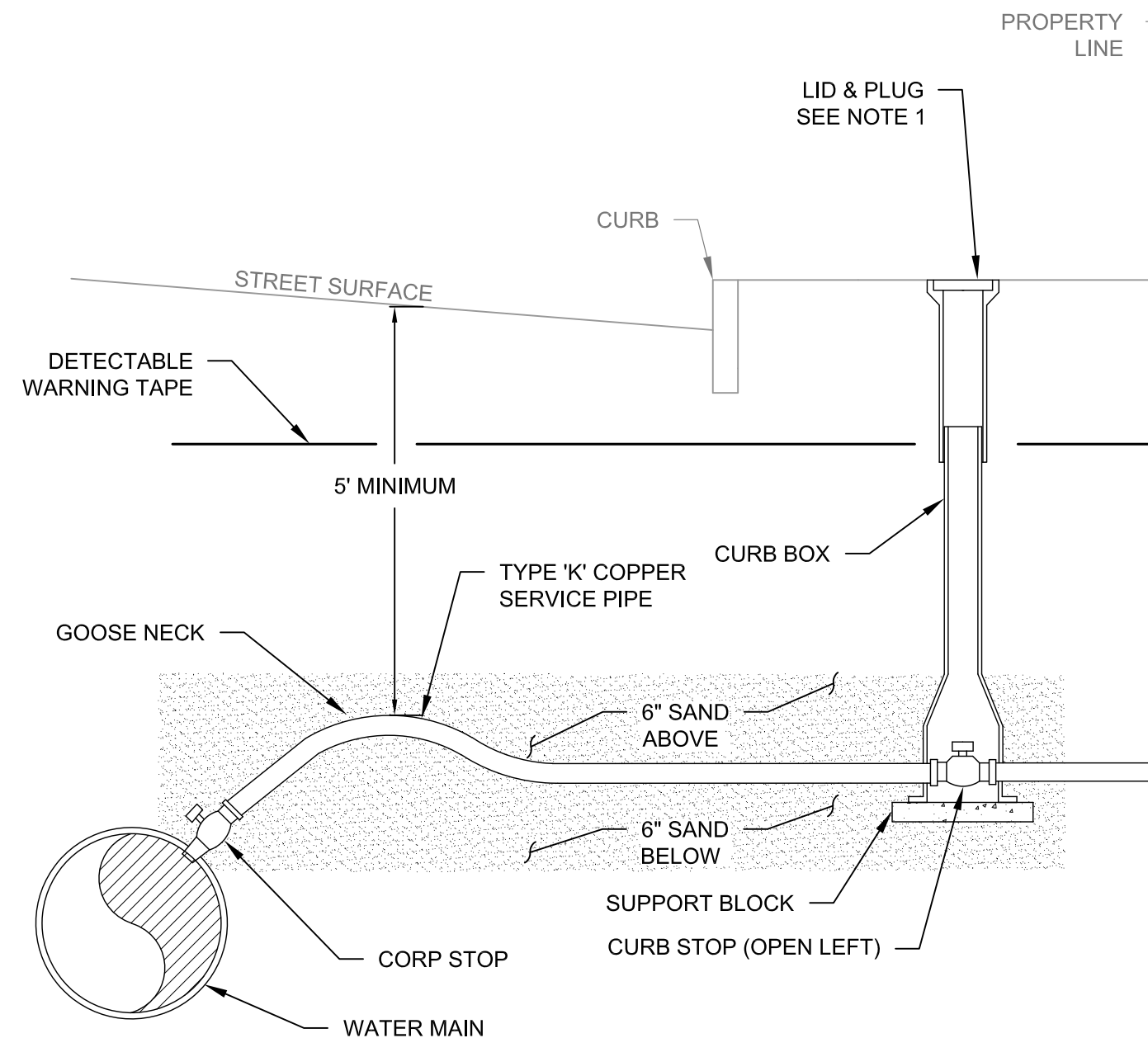
HYDRANT ASSEMBLY
NOT TO SCALE



FITTING SIZES	DIMENSION FOR THRUST BLOCK									
	TEES & CAPS		90° BENDS		45° BENDS & WYES		22 1/2° BENDS			
	A	B	A	B	A	B	A	B		
4"	1'-6"	1'-6"	1'-6"	1'-9"	1'-3"	0'-6"	1'-0"	0'-6"		
6"	2'-0"	1'-0"	2'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1'-5"		
8"	2'-0"	1'-6"	2'-3"	2'-3"	1'-8"	1'-8"	1'-0"	1'-3"		
10"	2'-6"	2'-3"	2'-9"	2'-10"	2'-3"	1'-10"	1'-3"	2'-0"		
12"	3'-0"	2'-9"	3'-6"	3'-3"	2'-6"	2'-4"	2'-0"	1'-6"		
14"	3'-5"	3'-0"	4'-0"	3'-9"	3'-6"	2'-4"	2'-0"	2'-3"		
16"	4'-0"	3'-6"	5'-0"	4'-0"	3'-6"	3'-0"	2'-6"	2'-3"		
18"	4'-0"	4'-3"	6'-0"	4'-0"	4'-0"	3'-3"	2'-9"	2'-6"		
20"	5'-0"	4'-3"	6'-0"	5'-0"	4'-3"	4'-0"	3'-0"	2'-9"		
24"	6'-0"	5'-3"	8'-0"	5'-6"	6'-0"	4'-0"	4'-0"	3'-0"		

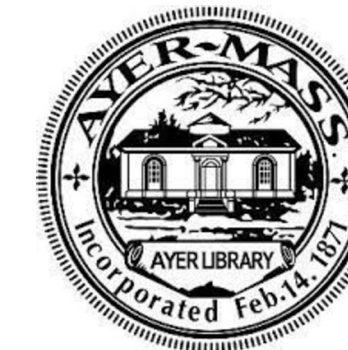
- NOTES:
- FOR TEE, PROVIDE THRUST BLOCKING FOR BRANCH SIZE
 - THIS TABLE IS BASED ON 200 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND PRESSURES ENCOUNTERED.
 - WRAP PIPE IN 4 MIL POLYETHYLENE FILM AND SECURE WITH TAPE AT ALL THRUST BLOCKS.
 - CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS.
 - PRECAST CONCRETE THRUST BLOCKS ARE ACCEPTABLE TO THE TOWN. BLOCKS SHALL BE MINIMUM OF 6" THICK WITH STEEL REINFORCING.
 - RETAINER GLANDS SHALL BE USED ON ALL MECHANICAL JOINT FITTINGS.

THRUST BLOCK SCHEDULE
NOT TO SCALE



- NOTES:
- INSTALL CURB STOP IN GRASS AREA IN BETWEEN BACK OF CURB AND PROPERTY LINE. IF AREA BETWEEN CURB AND PROPERTY LINE IS ENTIRELY SIDEWALK, CURB STOP SHALL BE INSTALLED 2 FEET BEHIND CURB LINE.
 - WATER SERVICE SHALL BE LAID PERPENDICULARLY FROM WATER MAIN TO BUILDING UNLESS OTHERWISE APPROVED.
 - SADDLE REQUIRED FOR CONNECTIONS TO AC WATER MAINS AND FOR ALL CONNECTIONS GREATER THAN 1", AND UP TO AND INCLUDING 2".
 - DIRECT TAPS PERMITTED FOR 1" CONNECTIONS TO DI WATER MAINS.
 - ALL TAPS MUST BE AT LEAST 3' AWAY FROM APPURTENANCES OR OTHER TAPS.

TYPICAL RESIDENTIAL WATER SERVICE
NOT TO SCALE



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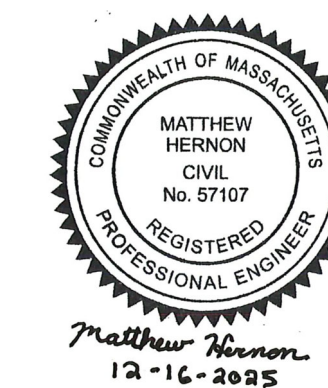
BISHOP ROAD WATER MAIN EXTENSION

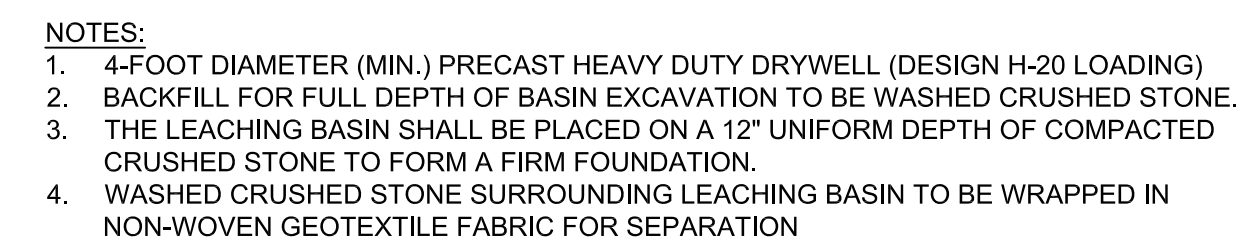
CONTRACT: 26DPW09

WATER MAIN DETAILS

DESIGNED BY: M. HERNON
DRAWN BY: D. DIONNE
CHECKED BY: D. VAN SCHALKWYK

REVISIONS		
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PRECAST LEACHING BASIN
NOT TO SCALE



RIPRAP APRON AT OUTFALLS



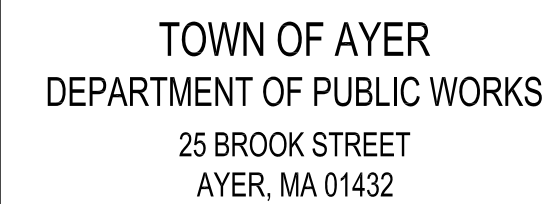
PRECAST HEADWALL WITH WINGWALLS



TYPICAL 4'Ø DRAIN MANHOLE
NOT TO SCALE



TYPICAL PRECAST CATCH BASIN
NOT TO SCALE



BISHOP ROAD WATER MAIN EXTENSION

CONTRACT: 26DPW09

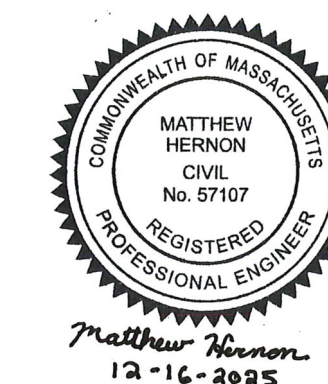
DRAINAGE DETAILS

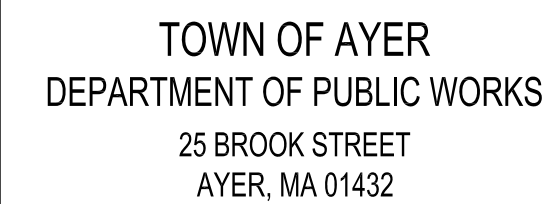
DESIGNED BY: M. HERNON

DRAWN BY: D. DIONNE

CHECKED BY: D. VAN SCHALKWYK

REVISIONS		
REV.	COMMENTS	DATE





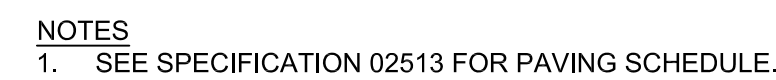
BISHOP ROAD WATER MAIN EXTENSION

CONTRACT: 26DPW09

MISCELLANEOUS DETAILS

DESIGNED BY: M. HERNON
DRAWN BY: D. DIONNE
CHECKED BY: D. VAN SCHALKWYK

REVISIONS		
REV.	COMMENTS	DATE



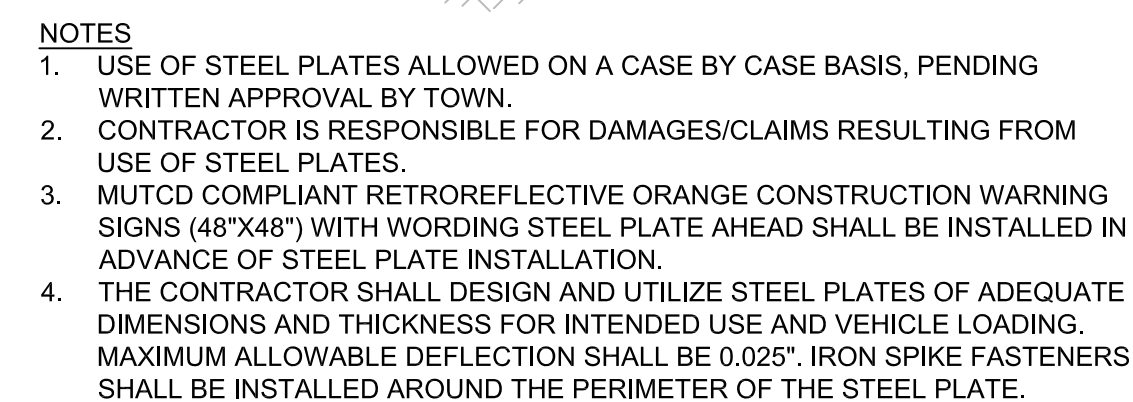
TRENCH RESTORATION - BISHOP ROAD

NOT TO SCALE



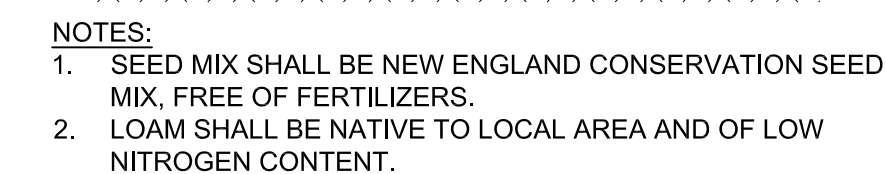
TRENCH RESTORATION - PARK STREET

NOT TO SCALE



STEEL PLATES

NOT TO SCALE

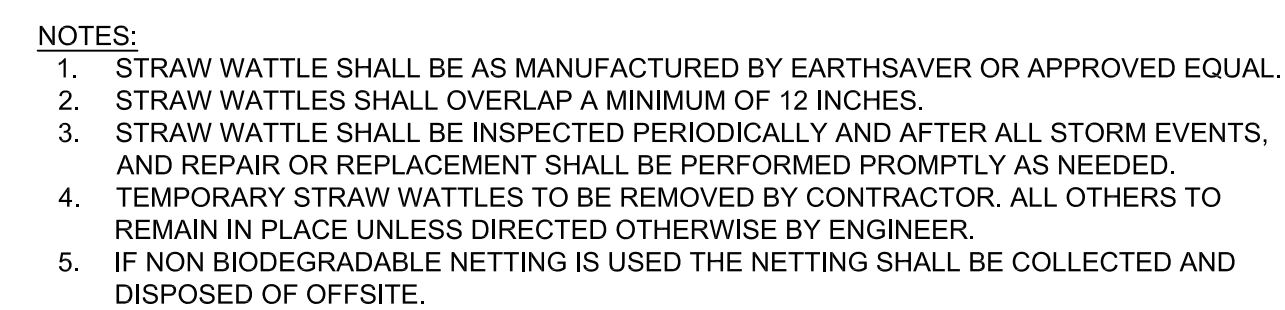


LOAM AND SEED (DISTURBED AREAS)

NOT TO SCALE



NOT TO SCALE



STRAW WATTLE AND SILT FENCE

NOT TO SCALE



SILT SACK

NOT TO SCALE

- NOTES**
1. SILT SACKS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT.
 2. SILT SACKS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE CATCH BASIN.
 3. ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PER LOCAL, STATE, AND FEDERAL REGULATIONS.

Appendix E: Relevant Documents

Climate Resilience Design Standards Tool Project Report

Ayer Senior Center

Date Created: 2/26/2026 9:05:45 AM

Created By: frank.goddard

Date Report Generated: 2/26/2026 2:40:16 PM

Tool Version: Version 1.4

Project Contact Information: Frank Muzio (frank@goddardconsultingllc.com)

Project Summary

[Link to Project](#)

Estimated Capital Cost: \$10000000.00

End of Useful Life Year: 2077

Project within mapped Environmental Justice neighborhood: Yes

Ecosystem Service

Scores

Benefits

Project Score

Moderate

Exposure

Scores

Sea Level Rise/Storm Surge

Not Exposed

Extreme Precipitation -

High

Stormwater Flooding

Exposure

Extreme Precipitation -

High

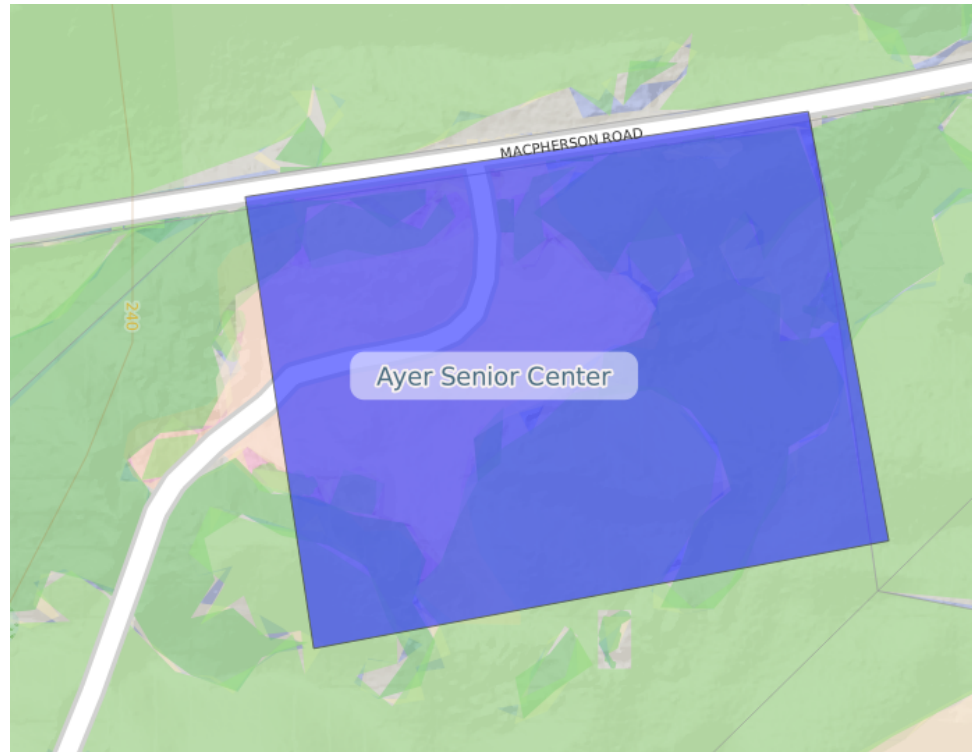
Riverine Flooding

Exposure

Extreme Heat

High

Exposure



Asset Preliminary Climate Risk Rating

Number of Assets: 2

Summary

Asset Risk

Sea Level Rise/Storm Surge

Extreme Precipitation - Stormwater Flooding

Extreme Precipitation - Riverine Flooding

Extreme Heat

Proposed Building

Low Risk

High Risk

High Risk

High Risk

Parking Lot

Low Risk

High Risk

High Risk

High Risk

Climate Resilience Design Standards Summary

Sea Level Rise/Storm Surge

Proposed Building

Parking Lot

Extreme Precipitation

Proposed Building

Parking Lot

Extreme Heat

Proposed Building

Parking Lot

Target Planning Horizon

Intermediate Planning Horizon

Percentile Return Period

Tier

2070

2070

2070

2070

10-yr (10%)

10-yr (10%)

50th

50th

Tier 2

Tier 2

Tier 2

Tier 2

Scoring Rationale - Project Exposure Score

The purpose of the Exposure Score output is to provide a preliminary assessment of whether the overall project site and subsequent assets are exposed to impacts of natural hazard events and/or future impacts of climate change. For each climate parameter, the Tool will calculate one of the following exposure ratings: Not Exposed, Low Exposure, Moderate Exposure, or High Exposure. The rationale behind the exposure rating is provided below.

Sea Level Rise/Storm Surge

This project received a "Not Exposed" because of the following:

- Not located within the predicted mean high water shoreline by 2030
- No historic coastal flooding at project site
- Not located within the Massachusetts Coast Flood Risk Model (MC-FRM)

Extreme Precipitation - Stormwater Flooding

This project received a "High Exposure" because of the following:

- Increased impervious area
- Maximum annual daily rainfall exceeds 10 inches within the overall project's useful life
- No historic flooding at project site
- Existing impervious area of the project site is less than 10%

Extreme Precipitation - Riverine Flooding

This project received a "High Exposure" because of the following:

- Part of the project is within a mapped FEMA floodplain, outside of the Massachusetts Coast Flood Risk Model (MC-FRM)
- No historic riverine flooding at project site
- Project is more than 500ft from a waterbody
- Project is not likely susceptible to riverine erosion

Extreme Heat

This project received a "High Exposure" because of the following:

- 30+ days increase in days over 90 deg. F within project's useful life
- Not located within 100 ft of existing water body
- Increased impervious area
- Existing impervious area of the project site is less than 10%
- No tree removal

Scoring Rationale - Asset Preliminary Climate Risk Rating

A Preliminary Climate Risk Rating is determined for each infrastructure and building asset by considering the overall project Exposure Score and responses to Step 4 questions provided by the user in the Tool. Natural Resource assets do not receive a risk rating. The following factors are what influenced the risk ratings for each asset.

Asset - Proposed Building

Primary asset criticality factors influencing risk ratings for this asset:

- Asset can be inaccessible/inoperable more than a week after natural hazard event without consequences
- Less than 1,000 people would be directly affected by the loss/inoperability of the asset
- The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
- Some alternative programs and/or services are available to support the community
- Cost to replace is less than \$10 million
- There are no hazardous materials in the asset

Asset - Parking Lot

Primary asset criticality factors influencing risk ratings for this asset:

- Asset can be inaccessible/inoperable more than a week after natural hazard event without consequences

- Loss/inoperability of the asset would have impacts limited to the site only
- The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.
- Some alternative programs and/or services are available to support the community
- Inoperability may moderately impact other facilities, assets, or buildings, but is not expected to affect their ability to operate
- There are no hazardous materials in the asset

Project Climate Resilience Design Standards Output

Climate Resilience Design Standards and Guidance are recommended for each asset and climate parameter. The Design Standards for each climate parameter include the following: recommended planning horizon (target and/or intermediate), recommended return period (Sea Level Rise/Storm Surge and Precipitation) or percentile (Heat), and a list of applicable design criteria that are likely to be affected by climate change. Some design criteria have numerical values associated with the recommended return period and planning horizon, while others have tiered methodologies with step-by-step instructions on how to estimate design values given the other recommended design standards.

Asset: Proposed Building

Building/Facility

Sea Level Rise/Storm Surge

Low Risk

Applicable Design Criteria

Projected Tidal Datums: NOT APPLICABLE

Projected Water Surface Elevation: NOT APPLICABLE

Projected Wave Action Water Elevation: NOT APPLICABLE

Projected Wave Heights: NOT APPLICABLE

Projected Duration of Flooding: NOT APPLICABLE

Projected Design Flood Velocity: NOT APPLICABLE

Projected Scour & Erosion: NOT APPLICABLE

Extreme Precipitation

High Risk

Target Planning Horizon: 2070

Return Period: 10-yr (10%)

LIMITATIONS: The recommended Standards for Total Precipitation Depth & Peak Intensity are determined by the user drawn polygon and relationships as defined in the Supporting Documents. The projected Total Precipitation Depth values provided through the Tool are based on the climate projections developed by Cornell University as part of EEA's Massachusetts Climate and Hydrologic Risk Project, GIS-based data as of 10/15/21. For additional information on the methodology of these precipitation outputs, see Supporting Documents.

While Total Precipitation Depth & Peak Intensity for 24-hour Design Storms are useful to inform planning and design, it is recommended to also consider additional longer- and shorter-duration precipitation events and intensities in accordance with best practices. Longer-duration, lower-intensity storms allow time for infiltration and reduce the load on infrastructure over the duration of the storm. Shorter-duration, higher-intensity storms often have higher runoff volumes because the water does not have enough time to infiltrate infrastructure systems (e.g., catch basins) and may overflow or back up during such storms, resulting in flooding. In the Northeast, short-duration high intensity rain events are becoming more frequent, and there is often little early warning for these events, making it difficult to plan operationally. While the Tool does not provide recommended design standards for these scenarios, users should still consider both short- and long-duration precipitation events and how they may impact the asset.

The projected values, standards, and guidance provided within this Tool may be used to inform plans and designs, but they do not provide guarantees for future conditions or resilience. The projected values are not to be considered final or appropriate for construction documents without supporting engineering analyses. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence.

Applicable Design Criteria

Tiered Methodology: Tier 2

Projected Total Precipitation Depth & Peak Intensity for 24-hr Design Storms: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period (Design Storm)	Projected 24-hr Total Precipitation Depth (inches)	Step-by-Step Methodology for Peak Intensity
Proposed Building	2070	10-Year (10%)	6.5	Downloadable Methodology PDF

Projected Riverine Peak Discharge & Peak Flood Elevation: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 2

Target Planning Horizon: 2070
Percentile: 50th Percentile

LIMITATIONS: The recommended standards are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the [Climate Projections Dashboard](#).

Applicable Design Criteria

Projected Annual/Summer/Winter Average Temperatures: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Annual Average Temperature [°F]	Projected Summer Average Temperature [°F]	Projected Winter Average Temperature [°F]
Proposed Building	2070	50th	55.47	75.57	35.21

LIMITATIONS: The recommended Standards for Projected Average Annual/Summer/Winter Temperature are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the [Climate Projections Dashboard](#).

Projected Growing Degree Days: NOT APPLICABLE

Projected Days Per Year With Max Temp > 95°F, >90°F, <32°F: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Days with Max Temp >95°F (days)	Projected Days with Max Temp >90°F (days)	Projected Days with Max Temp <32°F (days)
Proposed Building	2070	50th	14	41	94

LIMITATIONS: The recommended Standards for Projected Days per Year with Max Temp >95°F, >90°F, <32°F are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the [Climate Projections Dashboard](#).

Projected Number of Heat Waves Per Year & Average Heat Wave Duration: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Number of Heat Waves Per Year (events)	Projected Average Heat Wave Duration (days)
Proposed Building	2070	50th	0	3

LIMITATIONS: The recommended Standards for Projected Number of Heat Waves Per Year and Average Heat Wave Duration are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the [Climate Projections Dashboard](#).

Projected Cooling Degree Days & Heating Degree Days (base = 65°F): APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Cooling Degree Days (base = 65°) (degree days)	Projected Heating Degree Days (base = 65°) (degree days)
Proposed Building	2070	50th	1320	4805

LIMITATIONS: The recommended Standards for Projected Cooling Degree Days and Heating Degree Days are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the [Climate Projections Dashboard](#).

Projected Heat Index: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 2

Asset: Parking Lot

Building/Facility

Sea Level Rise/Storm Surge

Low Risk

Applicable Design Criteria

Projected Tidal Datums: NOT APPLICABLE

Projected Water Surface Elevation: NOT APPLICABLE

Projected Wave Action Water Elevation: NOT APPLICABLE

Projected Wave Heights: NOT APPLICABLE

Projected Duration of Flooding: NOT APPLICABLE

Projected Design Flood Velocity: NOT APPLICABLE

Projected Scour & Erosion: NOT APPLICABLE

Extreme Precipitation

High Risk

Target Planning Horizon: 2070

Return Period: 10-yr (10%)

LIMITATIONS: The recommended Standards for Total Precipitation Depth & Peak Intensity are determined by the user drawn polygon and relationships as defined in the Supporting Documents. The projected Total Precipitation Depth values provided through the Tool are based on the climate projections developed by Cornell University as part of EEA's Massachusetts Climate and Hydrologic Risk Project, GIS-based data as of 10/15/21. For additional information on the methodology of these precipitation outputs, see Supporting Documents.

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Applicable Design Criteria

Tiered Methodology: Tier 2

Projected Total Precipitation Depth & Peak Intensity for 24-hr Design Storms: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Return Period (Design Storm)	Projected 24-hr Total Precipitation Depth (inches)	Step-by-Step Methodology for Peak Intensity
Parking Lot	2070	10-Year (10%)	6.5	Downloadable Methodology. PDF

Projected Riverine Peak Discharge & Peak Flood Elevation: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 2

Target Planning Horizon: 2070
Percentile: 50th Percentile

LIMITATIONS: The recommended standards are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the [Climate Projections Dashboard](#).

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Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Annual Average Temperature [°F]	Projected Summer Average Temperature [°F]	Projected Winter Average Temperature [°F]
Parking Lot	2070	50th	55.47	75.57	35.21

LIMITATIONS: The recommended Standards for Projected Average Annual/Summer/Winter Temperature are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the [Climate Projections Dashboard](#).

Projected Growing Degree Days: NOT APPLICABLE

Projected Days Per Year With Max Temp > 95°F, >90°F, <32°F: APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Days with Max Temp >95°F (days)	Projected Days with Max Temp >90°F (days)	Projected Days with Max Temp <32°F (days)
Parking Lot	2070	50th	14	41	94

LIMITATIONS: The recommended Standards for Projected Days per Year with Max Temp >95°F, >90°F, <32°F are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the [Climate Projections Dashboard](#).

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Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Number of Heat Waves Per Year (events)	Projected Average Heat Wave Duration (days)
Parking Lot	2070	50th	0	3

LIMITATIONS: The recommended Standards for Projected Number of Heat Waves Per Year and Average Heat Wave Duration are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the [Climate Projections Dashboard](#).

Projected Cooling Degree Days & Heating Degree Days (base = 65°F): APPLICABLE

Asset Name	Recommended Planning Horizon	Recommended Percentile	Projected Cooling Degree Days (base = 65°) (degree days)	Projected Heating Degree Days (base = 65°) (degree days)
Parking Lot	2070	50th	1320	4805

LIMITATIONS: The recommended Standards for Projected Cooling Degree Days and Heating Degree Days are determined by the user-drawn polygon and relationships as defined in the supporting Section Documents. The guidance provided within this Tool may be used to inform plans and designs, but is not comprehensive and does not provide guarantees for resilience. The guidance provided within this Tool is intended to be general and users are encouraged to do their own due diligence. One avenue to seek more information would be to access the comprehensive temperature and precipitation projections including additional return periods, time horizons, and seasons at the [Climate Projections Dashboard](#).

Projected Heat Index: APPLICABLE

[Methodology to Estimate Projected Values](#) : Tier 2

Project Inputs

Core Project Information

Name:	Ayer Senior Center
Given the expected useful life of the project, through what year do you estimate the project to last (i.e. before a major reconstruction/renovation)?	2077
Location of Project:	Ayer
Estimated Capital Cost:	\$10,000,000
Who is the Submitting Entity?	City/Town Ayer Frank Muzio (frank@goddardconsultingllc.com)
Is this project identified as a priority project in the Municipal Vulnerability Preparedness (MVP) plan or the local or regional Hazard Mitigation Plan (HMP)?	No
Is this project being submitted as part of a state grant application?	No
Which grant program?	
What stage are you in your project lifecycle?	Design
Is climate resiliency a core objective of this project?	Yes
Is this project being submitted as part of the state capital planning process?	No
Is this project being submitted as part of a regulatory review process or permitting?	Yes
Brief Project Description:	The proposed project involves the development of a new Senior Center in Ayer, Massachusetts. The project includes construction of a purpose-built facility designed to support community programming and services for older adults, along with associated site improvements. Exterior features will include outdoor gathering spaces, pickleball courts, on-site parking, and stormwater management infrastructure designed to meet current regulatory standards and promote sustainable site design.

Project Ecosystem Service Benefits

Factors Influencing Output

- ✓ Project provides flood protection through nature-based solutions
- ✓ Project reduces storm damage
- ✓ Project protects public water supply
- ✓ Project recharges groundwater
- ✓ Project filters stormwater using green infrastructure
- ✓ Project protects fisheries, wildlife, and plant habitat
- ✓ Project remediates existing sources of pollution

Factors to Improve Output

- ✓ Incorporate nature-based solutions that improve water quality
- ✓ Incorporate vegetation that provides pollinator habitat
- ✓ Provide opportunities for passive and/or active recreation through open space
- ✓ Incorporate education and/or protect cultural resources as part of your project

Is the primary purpose of this project ecological restoration?

No

Project Benefits

Provides flood protection through nature-based solutions	Yes
Reduces storm damage	Yes
Recharges groundwater	Yes
Protects public water supply	Yes
Filters stormwater using green infrastructure	Yes
Improves water quality	Maybe
Promotes decarbonization	No
Enables carbon sequestration	No
Provides oxygen production	No
Improves air quality	No
Prevents pollution	No
Remediates existing sources of pollution	Yes
Protects fisheries, wildlife, and plant habitat	Yes
Protects land containing shellfish	No
Provides pollinator habitat	Maybe
Provides recreation	Maybe
Provides cultural resources/education	Maybe

Project Climate Hazard Exposure

Is the primary purpose of this project ecological restoration?	No
--	----

Does the project site have a history of coastal flooding?	No
Does the project site have a history of flooding during extreme precipitation events (unrelated to water/sewer damages)?	Unsure
Does the project site have a history of riverine flooding?	Unsure
Does the project result in a net increase in impervious area of the site?	Yes
Are existing trees being removed as part of the proposed project?	No

Project Assets

Asset: Proposed Building

Asset Type: Typically Occupied

Asset Sub-Type: Community center

Construction Type: New Construction

Construction Year: 2027

Useful Life: 50

Identify the length of time the asset can be inaccessible/inoperable without significant consequences.

Building may be inaccessible/inoperable more than a week after natural hazard event without consequences

Identify the geographic area directly affected by permanent loss or significant inoperability of the building/facility.

Impacts limited to site only

Identify the population directly served that would be affected by the permanent loss of use or inoperability of the building/facility.

Less than 1,000 people

Identify if the building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

If the building/facility became inoperable for longer than acceptable in Question 1, how, if at all, would it be expected to impact people's health and safety?

Inoperability of the building/facility would not be expected to result in injuries

If there are hazardous materials in your building/facility, what are the extent of impacts related to spills/releases of these materials?

There are no hazardous materials in the building/facility

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts on other facilities, assets, and/or infrastructure?

Minor – Inoperability will not likely affect other facilities, assets, or buildings

If this building/facility was damaged beyond repair, how much would it approximately cost to replace?

Less than \$10 million

Is this a recreational facility which can be vacated during a natural hazard event?

Yes

If the building/facility became inoperable for longer than acceptable in Question 1, what are the public and/or social services impacts?

Some alternative programs and/or services are available to support the community

If the building/facility became inoperable for longer than acceptable in Question 1, what are the environmental impacts related to natural resources?

No impact on surrounding natural resources is expected

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to government services (i.e. the building is not able to serve or operate its intended users or function)?

Loss of building is not expected to reduce the ability to maintain government services.

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to loss of confidence in government (i.e. the building is not able to serve or operate its intended users or function)?

Reduced morale and public support

Asset: Parking Lot

Asset Type: Typically Unoccupied

Asset Sub-Type: Parking facility

Construction Type: New Construction

Construction Year: 2027

Useful Life: 50

Identify the length of time the asset can be inaccessible/inoperable without significant consequences.

Building may be inaccessible/inoperable more than a week after natural hazard event without consequences

Identify the geographic area directly affected by permanent loss or significant inoperability of the building/facility.

Impacts limited to site only

Identify the population directly served that would be affected by the permanent loss of use or inoperability of the building/facility.

Less than 100 people

Identify if the building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

The building/facility provides services to populations that reside within Environmental Justice neighborhoods or climate vulnerable populations.

If the building/facility became inoperable for longer than acceptable in Question 1, how, if at all, would it be expected to impact people's health and safety?

Inoperability of the building/facility would not be expected to result in injuries

If there are hazardous materials in your building/facility, what are the extent of impacts related to spills/releases of these materials?

There are no hazardous materials in the building/facility

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts on other facilities, assets,

and/or infrastructure?

Moderate – Inoperability may impact other facilities, assets, or buildings, but is not expected to affect their ability to operate

If this building/facility was damaged beyond repair, how much would it approximately cost to replace?

Less than \$10 million

Is this a recreational facility which can be vacated during a natural hazard event?

No

If the building/facility became inoperable for longer than acceptable in Question 1, what are the public and/or social services impacts?

Some alternative programs and/or services are available to support the community

If the building/facility became inoperable for longer than acceptable in Question 1, what are the environmental impacts related to natural resources?

No impact on surrounding natural resources is expected

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to government services (i.e. the building is not able to serve or operate its intended users or function)?

Loss of building is not expected to reduce the ability to maintain government services.

If the building/facility became inoperable for longer than acceptable in Question 1, what are the impacts to loss of confidence in government (i.e. the building is not able to serve or operate its intended users or function)?

Reduced morale and public support

Report Comments

N/A

***Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs***

MEPA Office

100 Cambridge St., Suite 900
Boston, MA 02114
Telephone 617-626-1020

The following should be completed and submitted to a local newspaper:

PUBLIC NOTICE OF ENVIRONMENTAL REVIEW

PROJECT: Ayer Senior Center

LOCATION: Bishop Road (Lot 25-23), Ayer, MA 01432

PROPONENT: The Town of Ayer

The undersigned is submitting an Environmental Notification Form (“ENF”) to the Secretary of Energy & Environmental Affairs on or before 06/30/2026

This will initiate review of the above project pursuant to the Massachusetts Environmental Policy Act (“MEPA,” M.G.L. c. 30, ss. 61-62L). Copies of the ENF may be obtained from:

**Goddard Consulting LLC (Proponent’s Representative)
Owen Kramer – owen@goddardconsultingllc.com
Office: (508) 393-3784**

Electronic copies of the ENF are also being sent to the Conservation Commission and Planning Board of The Town of Ayer.

The Secretary of Energy & Environmental Affairs will publish notice of the ENF in the Environmental Monitor, receive public comments on the project, and then decide if an Environmental Impact Report is required. A site visit and/or remote consultation session on the project may also be scheduled. All persons wishing to comment on the project, or to be notified of a site visit and/or remote consultation session, should email MEPA@mass.gov or the MEPA analyst listed in the Environmental Monitor. Requests for language translation or other accommodations should be directed to the same email address. Mail correspondence should be directed to the Secretary of Energy & Environmental Affairs, 100 Cambridge St., Suite 900, Boston, Massachusetts 02114, Attention: MEPA Office, referencing the above project.

By: The Town of Ayer

PUBLIC NOTICE OF ENVIRONMENTAL REVIEW

PUBLIC NOTICE OF ENVIRONMENTAL REVIEW

PROJECT: Ayer Senior Center

LOCATION: Bishop Road (Lot 25-23), Ayer, MA 01432

PROPONENT: The Town of Ayer

The undersigned is submitting an Environmental Notification Form ("ENF") to the Secretary of Energy & Environmental Affairs on or before

06/30/2026

This will initiate review of the above project pursuant to the Massachusetts Environmental Policy Act ("MEPA," M.G.L. c. 30, ss. 61-62L). Copies of the ENF may be obtained from:

Goddard Consulting LLC (Proponent's Representative)

Owen Kramer – owen@goddardconsultingllc.com

Office: (508) 393-3784

Electronic copies of the ENF are also being sent to the Conservation Commission and Planning Board of The Town of Ayer.

The Secretary of Energy & Environmental Affairs will publish notice of the ENF in the Environmental Monitor, receive public comments on the project, and then decide if an Environmental Impact Report is required. A site visit and/or remote consultation session on the project may also be scheduled. All persons wishing to comment on the project, or to be notified of a site visit and/or remote consultation session, should email MEPA@mass.gov or the MEPA analyst listed in the Environmental Monitor. Requests for language translation or other accommodations should be directed to the same email address. Mail correspondence should be directed to the Secretary of Energy & Environmental Affairs, 100 Cambridge St., Suite 900, Boston, Massachusetts 02114, Attention: MEPA Office, referencing the above project.

By: The Town of Ayer

07/01/2026

#NY0181278

RECEIVED

MAR 03 2026

MASS. HIST. COMM

RC. 78018

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Ayer Senior Center

Location / Address: 23-25 Bishop Rd

City / Town: Ayer, MA, 01432

Project Proponent

Name: Town of Ayer

Address: 1 Main Street

City/Town/Zip/Telephone: Ayer, MA, 01432, 978-772-8220

After review of MHC files and the materials you submitted, it has been determined that this project is unlikely to affect significant historic or archaeological resources.

Caitriona Parker
Caitriona Parker
Preservation Planner
Massachusetts Historical Commission

3/26/26
Date

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

NHESP

Type of License or funding (specify)

Conservation & Management Permit

Project Description (narrative):

The project site primarily encompasses one parcel totaling approximately ± 3.37 acres located along the southern edge of Bishop Rd in Ayer. The site is mostly currently occupied by a white pine-oak forest and an active DPW composting facility with piles of brush and gravel. The DPW facility is already deforested and exists along the western side of the proposed project site including a portion of the project's area to be built. Proposed is the construction of a new two story senior center with associated parking, pickleball courts, sediment basin, septic tank and leach field, water line extension along a portion of bishop rd to supply water to the building, and power line connection including grading, clearing, and power poles to connect the building to power. The senior center will be a publicly owned town building which will aim to serve the community. The project is in MEPA due to the anticipated requirement of a CMP, and, as a result a Conservation Restriction for rare species is anticipated to be created elsewhere in the larger existing 76.5 acre parcel of town owned land.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

No.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

No.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

Yes, current ~80% design plans included as an attachment.

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

No; Nearest historic sites are Inventoried Properties that are about 500 feet away

What is the total acreage of the project area?

Woodland	<u>3.07</u>	acres
Wetland	<u>0</u>	acres
Floodplain	<u>0</u>	acres
Open space	<u>.87</u>	acres
Developed	<u>1.06</u>	acres

Productive Resources:		
Agriculture	<u>0</u>	acres
Forestry	<u>0</u>	acres
Mining/Extraction	<u>0</u>	acres
Total Project Acreage	<u>~5</u>	acres
~5 acres within limit		

What is the acreage of the proposed new construction? of work acres

What is the present land use of the project area?

Existing upland forest & DPW active DPW composting facility with piles of brush and gravel.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

See attached.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: Owen Kramer Date: 02/26/2026
Name: Owen Kramer
Address: 1442 Main Street
City/Town/Zip: Palmer, MA 01069
Telephone: 508-393-3784

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.